

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Central Bellevue / 92

Previous Physical Inspection: 1999

Improved Sales:

Number of Sales: 608

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$209,700	\$207,900	\$417,600	\$465,600	89.7%	13.77%
2005 Value	\$230,100	\$226,700	\$456,800	\$465,600	98.1%	13.66%
Change	+\$20,400	+\$18,800	+\$39,200		+8.4%	-0.11%
% Change	+9.7%	+9.0%	+9.4%		+9.4%	-0.80%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.11% and -0.80% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2004 Value	\$210,700	\$196,900	\$407,600
2005 Value	\$231,200	\$215,200	\$446,400
Percent Change	+9.7%	+9.3%	+9.5%

Number of one to three unit residences in the Population: 5211

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, **grades 9 and 10 built between 1991 and 2000 had higher average ratios (assessed value/sales price) than other properties, so the formula adjusts these properties upwards less than the rest of the population.**

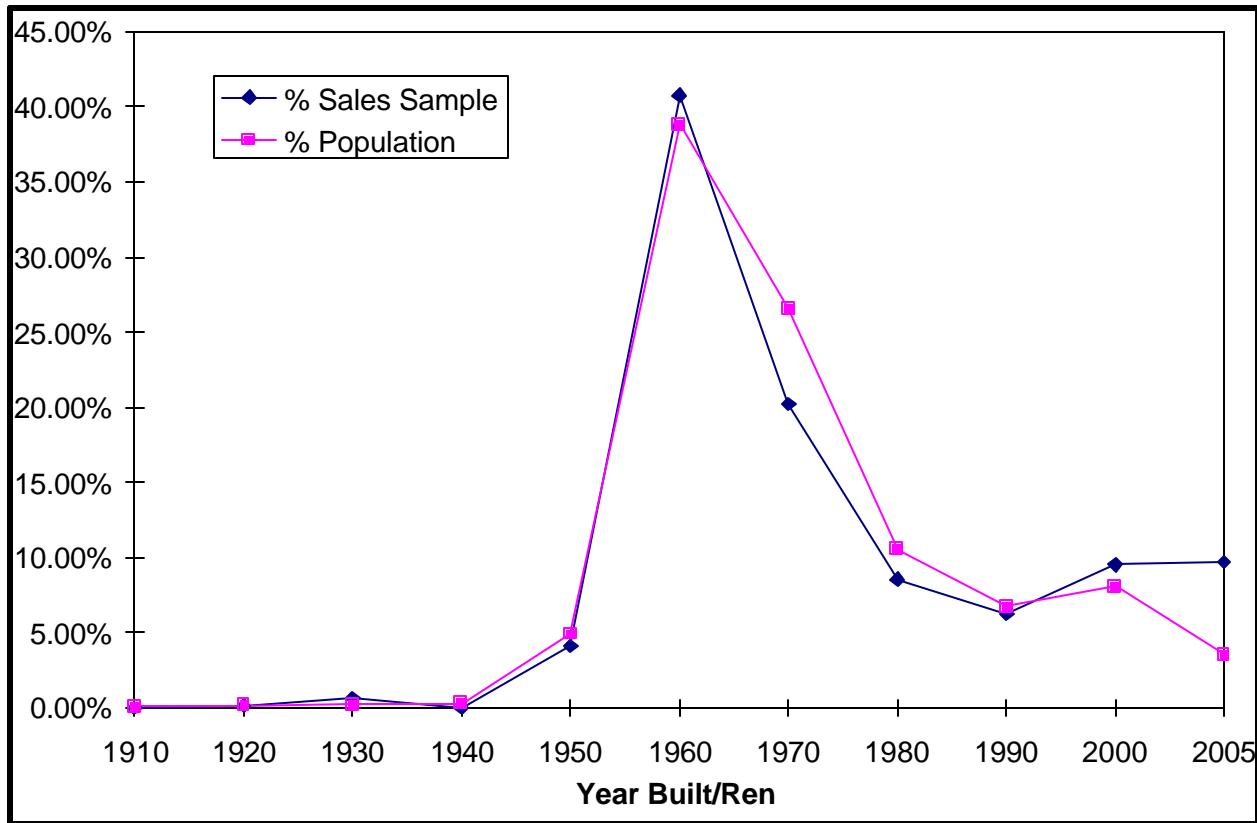
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.16%
1930	4	0.66%
1940	0	0.00%
1950	25	4.11%
1960	248	40.79%
1970	123	20.23%
1980	52	8.55%
1990	38	6.25%
2000	58	9.54%
2005	59	9.70%
	608	

Population		
Year Built/Ren	Frequency	% Population
1910	5	0.10%
1920	9	0.17%
1930	11	0.21%
1940	16	0.31%
1950	256	4.91%
1960	2022	38.80%
1970	1385	26.58%
1980	551	10.57%
1990	351	6.74%
2000	421	8.08%
2005	184	3.53%
	5211	



Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

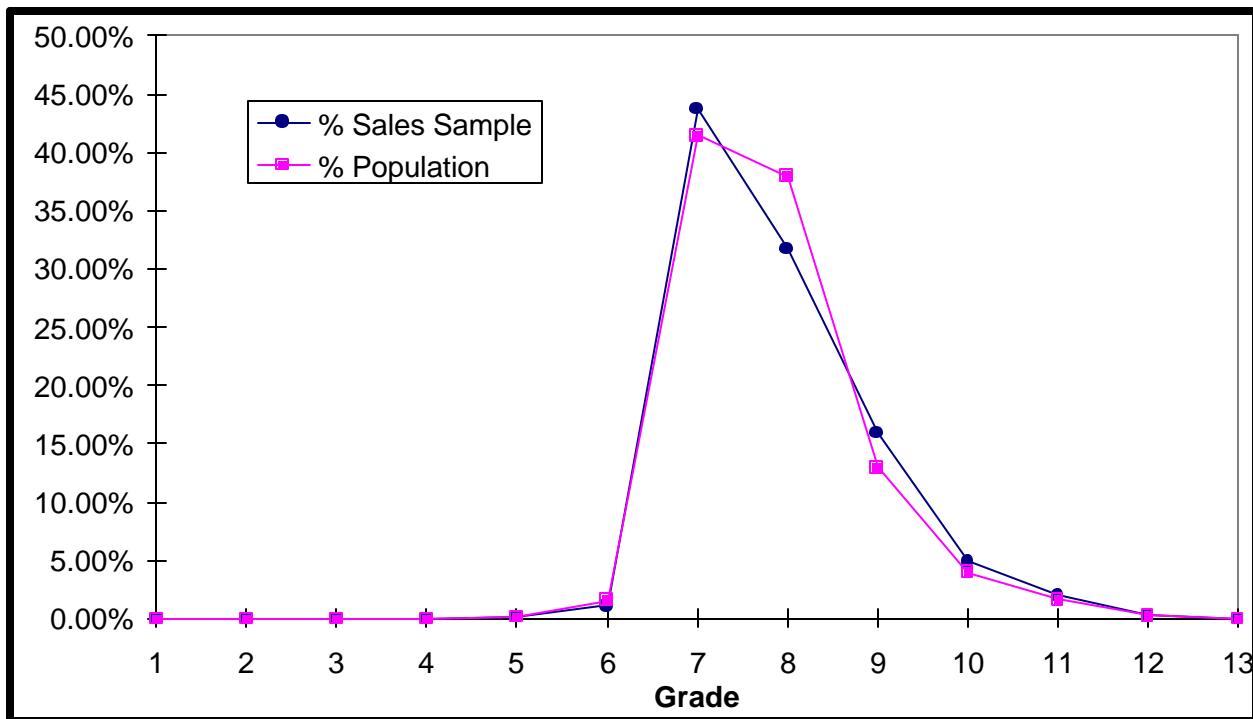
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	0	0.00%
1000	30	4.93%	1000	227	4.36%
1500	245	40.30%	1500	1943	37.29%
2000	164	26.97%	2000	1656	31.78%
2500	73	12.01%	2500	679	13.03%
3000	34	5.59%	3000	382	7.33%
3500	44	7.24%	3500	188	3.61%
4000	14	2.30%	4000	80	1.54%
4500	4	0.66%	4500	38	0.73%
5000	0	0.00%	5000	11	0.21%
5500	0	0.00%	5500	4	0.08%
7500	0	0.00%	7500	3	0.06%
	608			5211	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

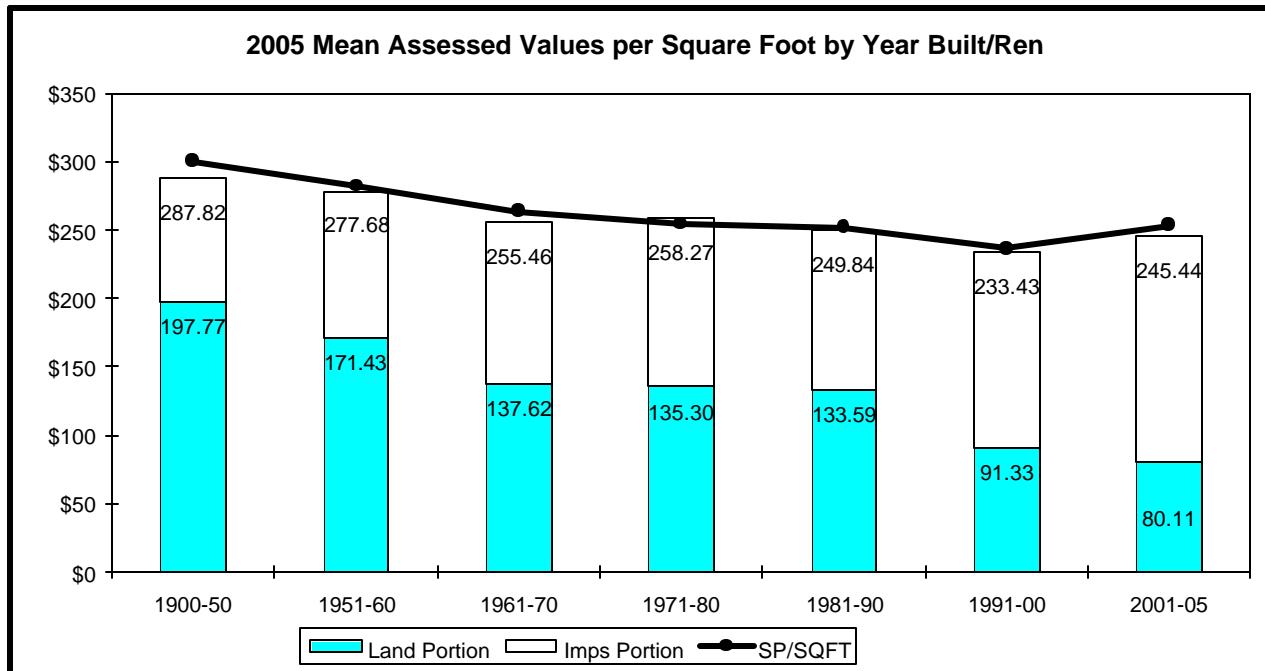
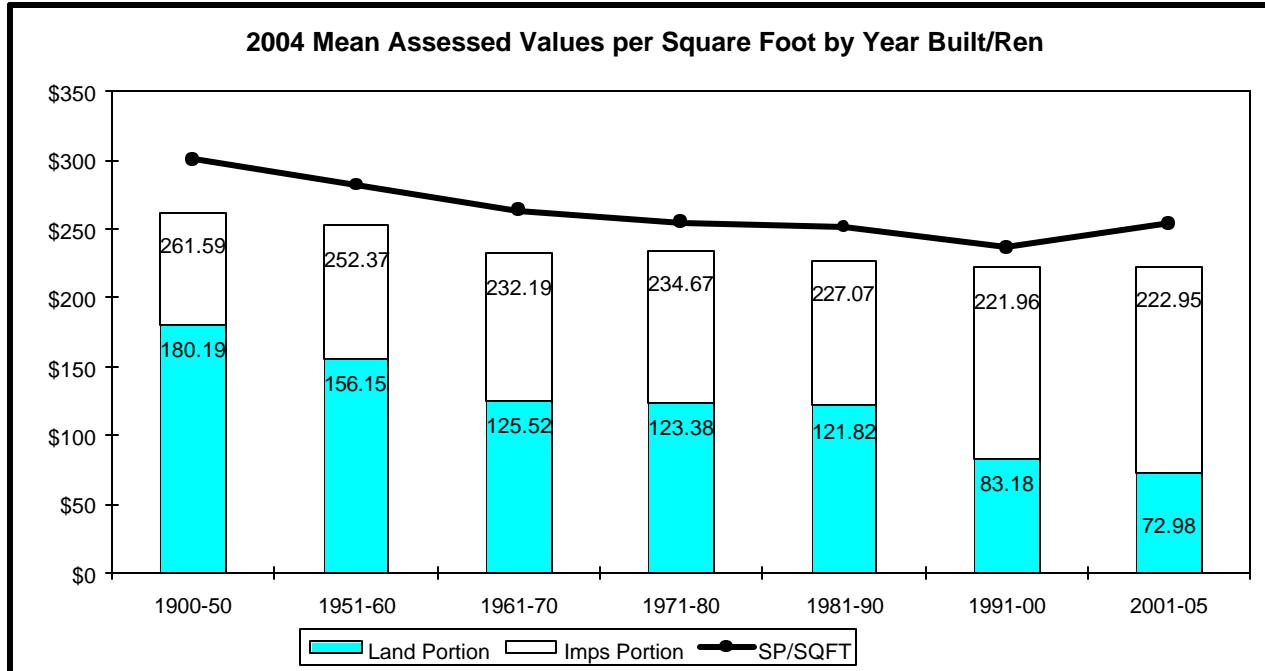
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	1	0.16%	5	9	0.17%
6	7	1.15%	6	82	1.57%
7	266	43.75%	7	2159	41.43%
8	193	31.74%	8	1978	37.96%
9	97	15.95%	9	675	12.95%
10	30	4.93%	10	207	3.97%
11	12	1.97%	11	86	1.65%
12	2	0.33%	12	15	0.29%
13	0	0.00%	13	0	0.00%
	608			5211	



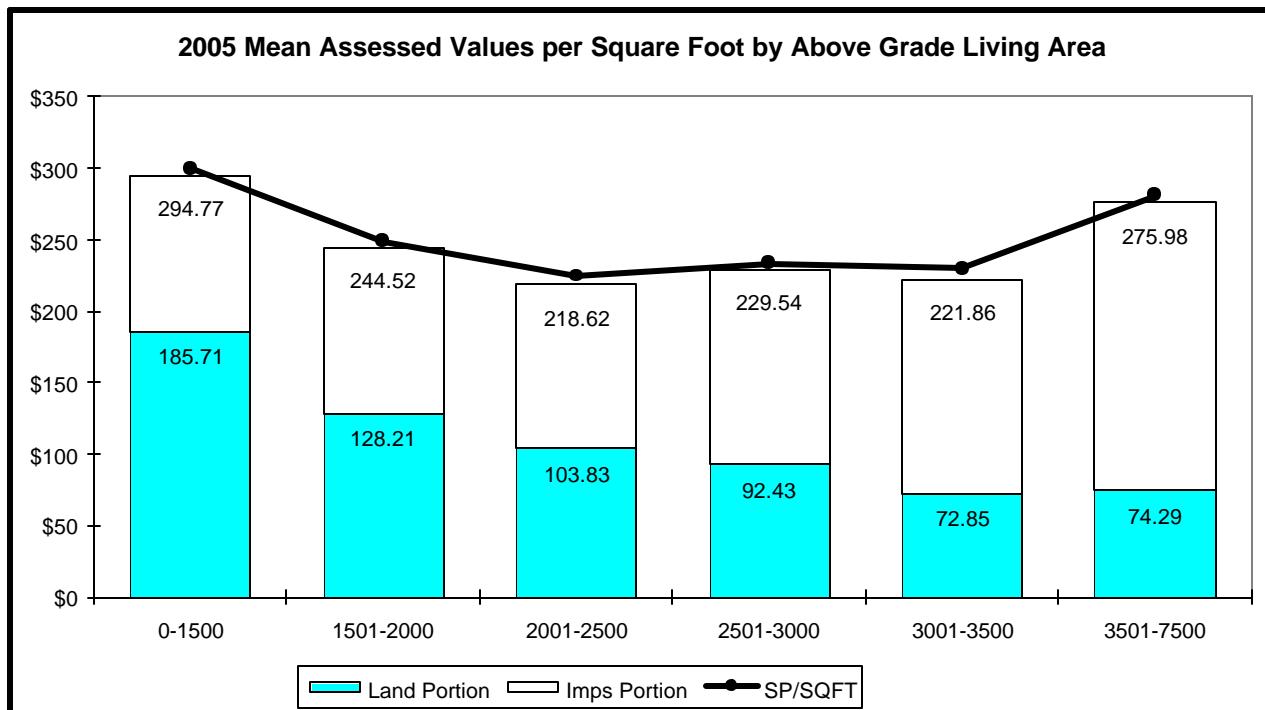
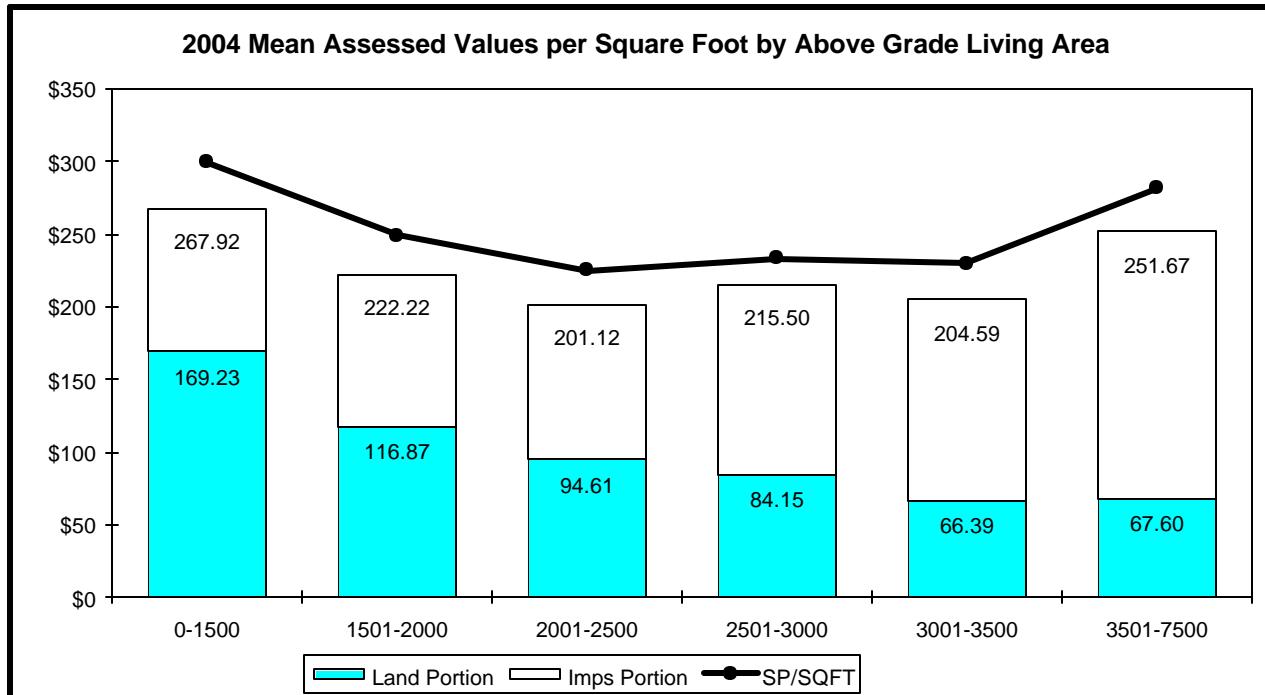
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated**



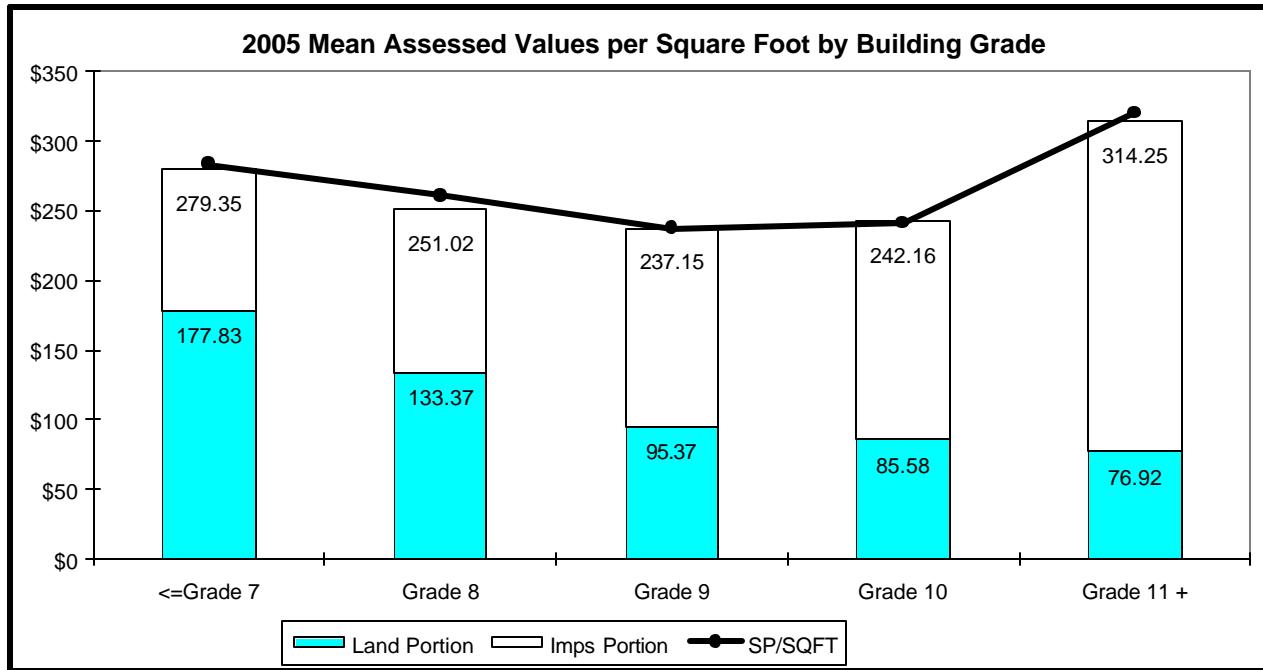
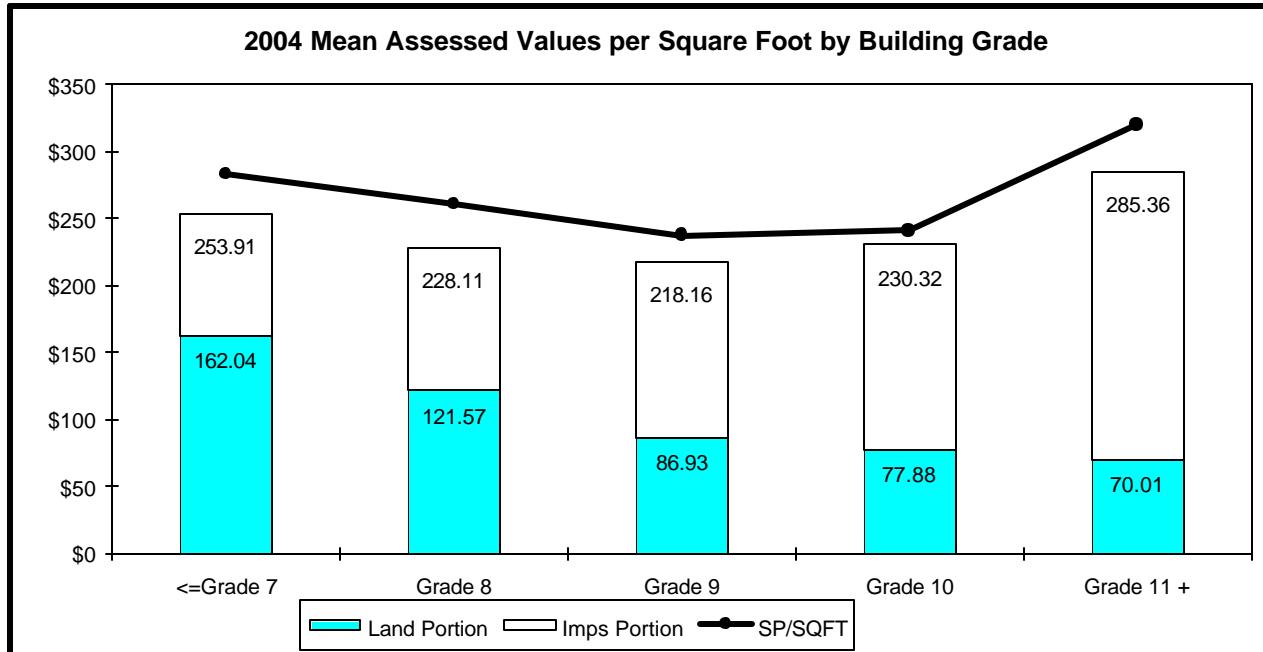
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 12 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +10% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

2005 Land Value = 2004 Land Value x 1.10, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 608 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, **grades 9 and 10 built between 1991 and 2000 had higher average ratios (assessed value/sales price) than other properties, so the formula adjusts these properties upwards less than the rest of the population.**

The derived adjustment formula is:

2005 Total Value = 2004 Total Value / .907755300 - (0.079550410 if grade equals 9 or 10 and year build is between 1991 and 2000)

The resulting total value is rounded down to the next \$1,000, *then*:

2005 Improvements Value = 2005 Total Value minus 2005 Land Value

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the model is applied to the principle building (2005 Total Value minus 2005 Land Value).
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, New Total Value=(2005 Land Value + Previous Improvement Value).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, they will be valued using the overall basic adjustment indicated by the sales sample. (2005 Total Value = 2004 Total Value x 1.094)

Mobile Home Update

There were no sales of mobile homes. Mobile home parcels will be valued as follows:

2005 Total Value = 2005 Land Value + Previous Improvement Value * 1.00, with results rounded down to the next \$1,000.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 92 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

10.16%

YrBlt 1991-2000	Yes
Grade 9-10	

% Adjustment -8.88%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 9 or 10, built in 1995 would approximately receive a 1.28% upward adjustment (10.16%-8.88%). There are 32 sales, 203 in the population. 4% of the total population would receive this adjustment.

96% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 92 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.981.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=7	274	0.896	0.986	10.0%	0.968	1.003
8	193	0.874	0.961	10.0%	0.942	0.981
9	97	0.912	0.992	8.8%	0.967	1.017
10	30	0.951	1.002	5.4%	0.961	1.043
>=11	14	0.894	0.984	10.1%	0.912	1.056
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1949	18	0.830	0.913	10.0%	0.824	1.001
1950-1959	246	0.894	0.984	10.0%	0.966	1.001
1960-1969	136	0.887	0.976	10.0%	0.951	1.001
1970-1979	50	0.917	1.009	10.1%	0.976	1.043
1980-1989	37	0.916	1.008	10.0%	0.964	1.052
1990-1999	49	0.916	0.966	5.5%	0.931	1.001
2000-2004	72	0.898	0.980	9.1%	0.950	1.009
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Average	253	0.900	0.978	8.7%	0.962	0.994
Good	288	0.898	0.988	10.0%	0.971	1.005
Very Good	67	0.879	0.967	10.0%	0.936	0.998
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	440	0.889	0.978	10.0%	0.965	0.991
1.5	6	0.885	0.974	10.0%	0.815	1.133
2	162	0.911	0.987	8.3%	0.966	1.008

Area 92 Annual Update Ratio Confidence Intervals

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Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<1000	23	0.883	0.971	10.0%	0.922	1.020
1000-1300	117	0.889	0.978	10.0%	0.951	1.005
1301-1600	171	0.893	0.983	10.0%	0.962	1.003
1601-2000	128	0.903	0.994	10.0%	0.971	1.018
2001-2500	73	0.893	0.971	8.8%	0.941	1.001
2501-3500	78	0.904	0.973	7.7%	0.941	1.005
>3500	18	0.899	0.985	9.6%	0.925	1.046
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	575	0.897	0.981	9.4%	0.970	0.992
Y	33	0.897	0.977	8.9%	0.921	1.033
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	608	0.897	0.981	9.4%	0.970	0.992
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
6	152	0.891	0.976	9.5%	0.952	1.001
7	302	0.900	0.983	9.2%	0.968	0.997
10	154	0.897	0.983	9.6%	0.962	1.004
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<6501	44	0.937	0.992	5.8%	0.961	1.023
06501-09500	182	0.913	0.999	9.5%	0.980	1.019
09501-13000	267	0.890	0.976	9.6%	0.959	0.992
13001-16000	56	0.876	0.963	9.8%	0.923	1.002
16001-20000	31	0.900	0.990	10.1%	0.927	1.054
20001-25000	15	0.856	0.942	10.1%	0.863	1.020
25001-35000	7	0.893	0.983	10.0%	0.883	1.083
>35000	6	0.853	0.939	10.1%	0.773	1.106

Area 92 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.981.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

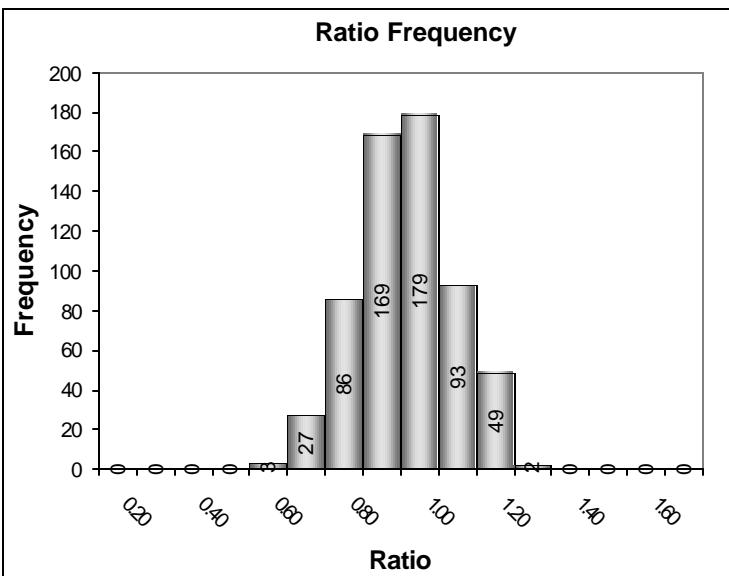
It is difficult to draw valid conclusions when the sales count is low.

YrBlt 1991-2000 Grades 9 -10	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	576	0.891	0.980	10.0%	0.969	0.992
Y	32	0.980	0.991	1.2%	0.956	1.026

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: NE/TEAM 1	Lien Date: 01/01/2004	Date of Report: 1/20/2005	Sales Dates: 1/2003 - 12/2004
Area 92-6-7-10	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 608			
<i>Mean Assessed Value</i> 417,600			
<i>Mean Sales Price</i> 465,600			
<i>Standard Deviation AV</i> 161,628			
<i>Standard Deviation SP</i> 188,198			
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i> 0.912			
<i>Median Ratio</i> 0.912			
<i>Weighted Mean Ratio</i> 0.897			
UNIFORMITY			
<i>Lowest ratio</i> 0.582			
<i>Highest ratio:</i> 1.242			
<i>Coefficient of Dispersion</i> 11.12%			
<i>Standard Deviation</i> 0.126			
<i>Coefficient of Variation</i> 13.77%			
<i>Price Related Differential (PRD)</i> 1.017			
RELIABILITY			
95% Confidence: Median			
Lower limit 0.898			
Upper limit 0.926			
95% Confidence: Mean			
Lower limit 0.902			
Upper limit 0.922			
SAMPLE SIZE EVALUATION			
<i>N (population size)</i> 5211			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.126			
Recommended minimum: 25			
<i>Actual sample size:</i> 608			
Conclusion: OK			
NORMALITY			
Binomial Test			
# ratios below mean: 305			
# ratios above mean: 303			
Z: 0.081			
Conclusion: <i>Normal*</i>			
<i>*i.e. no evidence of non-normality</i>			



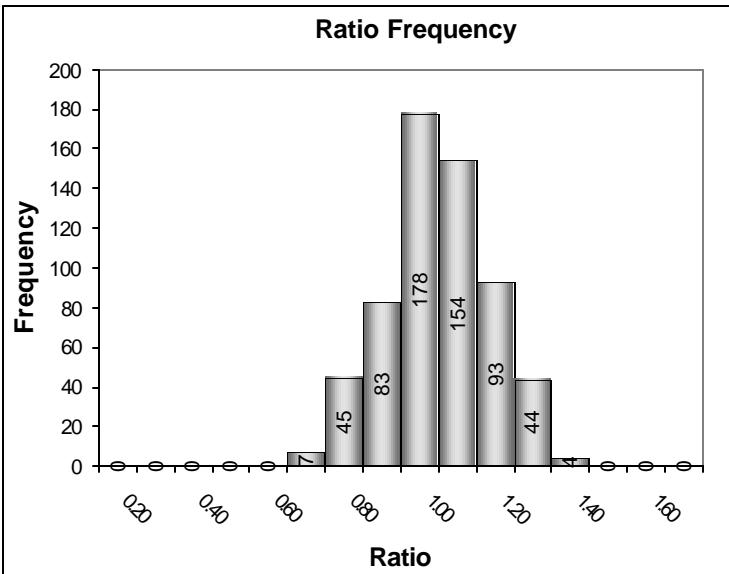
COMMENTS:

1 to 3 Unit Residences throughout area 92

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: NE/Team 1	Lien Date: 01/01/2005	Date of Report: 1/20/2005	Sales Dates: 1/2003 - 12/2004
Area 92-6-7-10	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	608		
Mean Assessed Value	456,800		
Mean Sales Price	465,600		
Standard Deviation AV	174,868		
Standard Deviation SP	188,198		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	0.994		
Weighted Mean Ratio	0.981		
UNIFORMITY			
Lowest ratio	0.640		
Highest ratio:	1.367		
Coefficient of Dispersion	10.99%		
Standard Deviation	0.136		
Coefficient of Variation	13.66%		
Price Related Differential (PRD)	1.018		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.982		
Upper limit	1.009		
95% Confidence: Mean			
Lower limit	0.988		
Upper limit	1.010		
SAMPLE SIZE EVALUATION			
N (population size)	5211		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.136		
Recommended minimum:	30		
Actual sample size:	608		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	309		
# ratios above mean:	299		
Z:	0.406		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 92

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	126620	0115	1/28/03	\$256,000	790	0	6	1950	3	9660	N	N	11051 NE 15TH ST
006	808540	0495	4/22/03	\$330,000	830	0	6	1953	4	8100	N	N	9844 NE 26TH ST
006	025000	0345	7/21/04	\$325,000	870	0	6	1954	3	8400	N	N	2418 108TH AV NE
006	202505	9037	9/25/03	\$275,000	1270	0	6	1925	3	14907	N	N	2802 BELLEVUE WY NE
006	664590	0095	6/17/04	\$405,000	850	750	7	1955	3	13075	N	N	10047 NE 30TH PL
006	025000	0025	5/13/04	\$285,000	880	0	7	1954	4	7440	N	N	10620 NE 26TH ST
006	953310	0245	9/1/03	\$370,000	920	360	7	1952	3	8714	N	N	10231 NE 20TH PL
006	953360	0180	6/24/04	\$400,000	950	900	7	1954	4	8534	N	N	1830 101ST AV NE
006	070800	0085	3/27/03	\$315,000	960	600	7	1954	3	9593	N	N	10631 NE 16TH ST
006	347280	0075	2/20/04	\$363,000	970	110	7	1953	3	7460	N	N	1617 100TH AV NE
006	664590	0065	7/31/04	\$415,000	970	700	7	1954	4	8152	N	N	2910 100TH AV NE
006	664590	0030	6/18/04	\$380,000	990	620	7	1953	4	10201	N	N	10023 NE 29TH PL
006	507840	0130	6/2/04	\$450,000	1000	350	7	1952	4	11080	N	N	1514 102ND AV NE
006	507840	0125	6/24/04	\$408,000	1000	700	7	1952	3	7344	N	N	1504 102ND AV NE
006	507840	0215	5/13/04	\$390,000	1000	700	7	1952	4	6952	N	N	1417 102ND AV NE
006	664590	0070	3/19/04	\$350,000	1000	550	7	1954	3	8148	N	N	10006 NE 29TH PL
006	126620	0025	12/3/03	\$305,000	1010	0	7	1949	4	10260	N	N	11034 NE 15TH ST
006	024900	0010	4/14/03	\$255,750	1030	0	7	1952	3	6754	N	N	2423 105TH AV NE
006	886100	0135	6/6/03	\$427,500	1050	1000	7	1953	4	14403	N	N	10219 NE 30TH PL
006	953360	0155	12/15/04	\$451,500	1050	420	7	1953	3	10547	N	N	1821 101ST AV NE
006	953310	0095	3/24/04	\$325,000	1070	0	7	1952	3	8640	N	N	10267 NE 21ST PL
006	202505	9135	8/13/04	\$465,000	1080	0	7	1956	4	10640	N	N	2841 103RD AV NE
006	953360	0015	7/21/04	\$446,500	1090	790	7	1953	4	10193	N	N	10020 NE 22ND PL
006	953310	0240	9/2/04	\$385,000	1100	0	7	1952	3	8705	N	N	10235 NE 20TH PL
006	953310	0170	7/6/04	\$380,000	1100	710	7	1952	3	8640	N	N	10228 NE 20TH PL
006	953360	0085	9/23/03	\$385,000	1100	640	7	1953	3	10230	N	N	10009 NE 21ST ST
006	886100	0130	5/19/03	\$380,000	1120	300	7	1953	3	13468	N	N	10209 NE 30TH PL
006	953360	0135	9/7/04	\$437,500	1120	1350	7	1953	3	10584	N	N	1814 100TH AV NE
006	953360	0090	12/8/03	\$405,000	1120	710	7	1954	4	10230	Y	N	10017 NE 21ST ST
006	953360	0135	1/8/03	\$350,000	1120	1350	7	1953	3	10584	N	N	1814 100TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	024900	0135	10/31/03	\$360,000	1140	0	7	1953	5	9137	N	N	2634 106TH AV NE
006	507840	0025	11/23/04	\$645,000	1140	800	7	1952	4	10400	Y	N	10037 NE 13TH ST
006	507840	0200	12/16/04	\$588,000	1140	750	7	1952	3	13600	Y	N	10013 NE 15TH ST
006	025000	0055	3/4/03	\$309,000	1150	0	7	1954	4	8391	N	N	2713 107TH AV NE
006	808540	0401	12/6/04	\$545,000	1160	600	7	1953	3	9656	N	N	9854 NE 28TH ST
006	068500	0145	10/7/03	\$405,000	1170	570	7	1968	3	8442	N	N	10223 NE 24TH ST
006	068500	0195	4/1/03	\$336,000	1170	850	7	1952	3	8618	N	N	2322 100TH AV NE
006	025000	0320	9/23/03	\$329,000	1190	0	7	1954	4	9293	N	N	10807 NE 26TH ST
006	068500	0225	12/13/04	\$415,000	1200	0	7	1953	4	8442	N	N	10028 NE 23RD ST
006	292505	9183	6/3/03	\$310,000	1200	0	7	1952	3	6831	N	N	1209 112TH AV NE
006	292505	9188	10/24/03	\$307,000	1200	0	7	1952	3	11269	N	N	1211 112TH AV NE
006	953410	0105	9/9/04	\$428,000	1200	0	7	1955	4	10556	N	N	10516 NE 20TH PL
006	808540	0365	6/27/03	\$345,000	1210	0	7	1954	3	9384	N	N	9831 NE 29TH ST
006	634400	0030	3/22/04	\$385,000	1230	0	7	1959	3	9112	N	N	10612 NE 18TH ST
006	953310	0030	8/14/03	\$323,000	1240	0	7	1952	3	8640	N	N	10240 NE 21ST PL
006	024900	0220	3/17/04	\$450,000	1250	0	7	1952	4	10350	N	N	10536 NE 24TH ST
006	024900	0220	1/3/03	\$365,000	1250	0	7	1952	4	10350	N	N	10536 NE 24TH ST
006	070800	0160	2/27/04	\$305,000	1260	0	7	1953	3	8384	N	N	10603 NE 14TH ST
006	325050	0010	1/7/04	\$378,000	1260	0	7	1951	3	11700	N	N	1911 100TH AV NE
006	808540	0465	12/19/03	\$325,000	1260	0	7	1952	4	8100	N	N	9833 NE 27TH ST
006	024900	0040	12/14/04	\$425,000	1280	0	7	1953	4	7815	N	N	10502 NE 26TH ST
006	068500	0070	2/26/03	\$317,500	1280	0	7	1953	3	8968	N	N	10239 NE 23RD ST
006	953310	0225	2/24/04	\$385,000	1280	860	7	1952	3	8676	N	N	10255 NE 20TH PL
006	024900	0140	12/17/04	\$382,500	1300	0	7	1953	3	9539	N	N	2626 106TH AV NE
006	024900	0105	5/20/04	\$420,000	1300	0	7	1953	4	8400	N	N	10616 NE 28TH ST
006	068500	0030	7/18/03	\$425,000	1310	0	7	1953	3	9046	N	N	10037 NE 23RD ST
006	796390	0095	5/19/03	\$329,950	1310	0	7	1977	3	14250	N	N	1920 109TH AV NE
006	507840	0185	3/12/03	\$460,000	1320	0	7	1952	3	9180	Y	N	10048 NE 13TH ST
006	072600	0005	10/13/04	\$342,050	1350	0	7	1954	3	8970	N	N	1311 108TH AV NE
006	025000	0330	9/3/04	\$340,000	1360	0	7	1954	4	8400	N	N	2510 108TH AV NE
006	278580	0065	12/22/03	\$550,000	1360	0	7	1956	4	12229	Y	N	2405 102ND AV NE

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	953310	0230	5/19/04	\$334,000	1380	0	7	1952	4	8686	N	N	10247 NE 20TH PL
006	070800	0020	6/17/04	\$350,000	1390	0	7	1953	4	8710	N	N	10622 NE 16TH ST
006	664290	0090	10/21/04	\$432,500	1390	0	7	1953	3	10217	N	N	10032 NE 28TH PL
006	664590	0040	1/9/03	\$297,000	1390	0	7	1953	4	10209	N	N	10031 NE 29TH PL
006	953360	0140	6/28/04	\$435,000	1390	510	7	1953	3	10584	N	N	1804 100TH AV NE
006	025000	0020	6/23/03	\$329,900	1400	0	7	1954	4	8352	N	N	10710 NE 28TH ST
006	292505	9171	5/6/04	\$430,950	1410	0	7	1955	5	9147	N	N	1226 108TH AV NE
006	292505	9171	8/13/03	\$372,000	1410	0	7	1955	5	9147	N	N	1226 108TH AV NE
006	953310	0285	6/11/03	\$435,000	1410	0	7	1952	3	8241	Y	N	2045 102ND AV NE
006	142420	0035	9/30/04	\$450,000	1420	720	7	1952	4	12180	N	N	9803 NE 15TH ST
006	202505	9063	8/19/04	\$437,000	1420	0	7	1954	4	9424	N	N	10222 NE 24TH ST
006	953360	0020	8/6/04	\$425,000	1430	0	7	1953	4	10260	N	N	10026 NE 22ND PL
006	808540	0426	5/7/03	\$512,000	1450	1370	7	1962	4	8520	N	N	2724 98TH AV NE
006	808540	0450	4/8/03	\$345,000	1450	110	7	1953	4	8370	N	N	9856 NE 27TH ST
006	066300	0015	6/3/03	\$389,000	1460	0	7	1951	4	10000	N	N	10424 NE 17TH ST
006	339150	0235	5/20/04	\$385,000	1470	400	7	1955	4	9800	N	N	10925 NE 17TH ST
006	070800	0180	4/1/04	\$350,000	1480	0	7	1953	4	9000	N	N	10465 NE 15TH ST
006	808540	0476	8/26/04	\$492,500	1480	0	7	1952	4	8400	N	N	2622 98TH AV NE
006	238700	0110	7/21/04	\$437,500	1490	0	7	1963	4	6930	N	N	10454 NE 16TH PL
006	339150	0160	7/21/03	\$607,500	1490	0	7	1955	4	8455	N	N	10825 NE 18TH ST
006	025000	0350	7/25/04	\$540,000	1570	0	7	1954	4	8400	N	N	2410 108TH AV NE
006	025000	0235	11/7/03	\$383,000	1580	0	7	1967	4	8260	N	N	10705 NE 26TH ST
006	072600	0105	6/17/03	\$437,870	1580	0	7	1954	5	9024	N	N	10609 NE 13TH ST
006	068500	0275	11/20/03	\$392,500	1600	0	7	1953	3	8442	N	N	10242 NE 23RD ST
006	202505	9051	5/20/04	\$367,500	1610	0	7	1953	3	12224	N	N	10324 NE 28TH PL
006	072600	0045	6/15/04	\$412,000	1620	290	7	1954	5	7774	N	N	1315 106TH PL NE
006	953310	0210	10/16/03	\$323,951	1660	0	7	1954	4	9458	N	N	1925 104TH AV NE
006	664290	0010	10/24/03	\$379,000	1670	600	7	1982	3	10200	N	N	10035 NE 28TH PL
006	066300	0050	7/1/03	\$367,000	1680	0	7	1951	4	17136	N	N	10425 NE 17TH ST
006	953360	0065	5/5/03	\$408,500	1680	0	7	1953	3	10230	Y	N	10020 NE 21ST ST
006	068500	0230	4/25/03	\$495,000	1700	0	7	1953	3	8442	N	N	10034 NE 23RD ST

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	808540	0491	11/17/03	\$350,000	1700	0	7	1952	4	8100	N	N	9826 NE 26TH ST
006	953360	0185	9/9/04	\$478,000	1700	0	7	1953	4	8534	N	N	1820 101ST AV NE
006	953360	0185	11/3/03	\$344,500	1700	0	7	1953	4	8534	N	N	1820 101ST AV NE
006	025000	0150	3/12/03	\$450,000	1710	0	7	1954	4	12466	N	N	10728 NE 26TH ST
006	278580	0005	10/3/03	\$480,000	1880	1040	7	1957	4	10802	N	N	2418 102ND AV NE
006	292505	9176	1/13/03	\$420,000	1940	0	7	1978	4	16552	N	N	1602 108TH AV NE
006	808600	0056	4/3/03	\$407,000	2110	0	7	1958	3	11008	N	N	9855 NE 23RD ST
006	024900	0025	10/26/04	\$533,000	2240	0	7	1952	4	9282	N	N	2519 105TH AV NE
006	868200	0050	10/11/04	\$580,000	2400	240	7	1955	3	9361	N	N	9820 NE 16TH ST
006	142420	0045	7/29/04	\$499,000	2910	0	7	1950	4	12730	N	N	9715 NE 15TH ST
006	339150	0135	10/20/04	\$400,000	1420	0	8	1980	3	10092	N	N	1715 112TH AV NE
006	339150	0140	12/29/03	\$360,000	1420	0	8	1980	3	10102	N	N	1655 112TH AV NE
006	339150	0135	7/29/03	\$305,000	1420	0	8	1980	3	10092	N	N	1715 112TH AV NE
006	856240	0030	5/17/04	\$447,000	1430	0	8	1952	4	9485	N	N	10456 NE 15TH ST
006	856240	0030	8/13/03	\$390,000	1430	0	8	1952	4	9485	N	N	10456 NE 15TH ST
006	202505	9150	12/26/03	\$415,000	1440	0	8	1967	4	13296	N	N	10208 NE 26TH ST
006	808540	0375	11/30/04	\$537,000	1450	0	8	1959	4	8976	N	N	2818 98TH AV NE
006	808540	0375	5/16/03	\$405,000	1450	0	8	1959	4	8976	N	N	2818 98TH AV NE
006	571000	0030	3/4/03	\$650,000	1460	850	8	1957	4	10080	N	N	9851 NE 16TH ST
006	507840	0150	7/29/04	\$437,500	1490	0	8	1950	4	13375	N	N	1320 100TH AV NE
006	068500	0290	5/13/03	\$315,000	1630	0	8	1952	5	7808	N	N	2317 103RD AV NE
006	856240	0035	10/13/04	\$440,000	1640	0	8	1954	3	9406	N	N	10403 NE 15TH ST
006	796390	0005	11/8/04	\$613,800	1680	900	8	1956	5	13970	N	N	10809 NE 20TH ST
006	796390	0005	10/2/03	\$585,000	1680	900	8	1956	5	13970	N	N	10809 NE 20TH ST
006	643350	0020	4/7/04	\$680,000	1720	1590	8	1967	5	11747	N	N	10029 NE 27TH ST
006	068690	0050	10/29/04	\$780,000	1800	1160	8	1966	4	10050	N	N	2646 109TH PL NE
006	068690	0050	11/20/03	\$650,000	1800	1160	8	1966	4	10050	N	N	2646 109TH PL NE
006	068690	0080	7/9/04	\$649,950	1870	680	8	1958	4	22224	N	N	2616 109TH PL NE
006	138910	0110	9/2/03	\$445,000	1960	0	8	1979	3	12450	N	N	10612 NE 19TH PL
006	068500	0090	9/8/03	\$420,000	2020	0	8	1967	3	9694	N	N	10290 NE 22ND PL
006	953440	0060	8/5/03	\$432,000	2140	0	8	1966	3	9751	N	N	10253 NE 22ND PL

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	953360	0100	1/19/03	\$571,500	2197	0	8	1999	3	10292	Y	N	10024 NE 20TH ST
006	070800	0050	1/16/04	\$761,957	2240	950	8	2003	3	8475	N	N	1511 106TH AV NE
006	808660	0060	1/31/03	\$690,000	2350	0	8	1959	4	11803	N	N	9838 NE 21ST ST
006	796390	0135	6/2/04	\$799,000	2970	1410	8	1958	5	12960	N	N	2030 109TH AV NE
006	796390	0105	6/2/04	\$423,500	1440	1320	9	1976	3	8162	N	N	1940 109TH AV NE
006	643350	0080	12/6/04	\$650,000	1590	1440	9	1974	4	16045	N	N	2720 101ST PL NE
006	068680	0060	7/6/04	\$565,000	2150	0	9	1953	4	19908	N	N	2610 110TH AV NE
006	068680	0095	4/21/03	\$619,000	2230	0	9	1953	4	29189	N	N	11035 NE 26TH PL
006	024900	0030	9/14/04	\$566,000	2310	0	9	2004	3	7589	N	N	10404 NE 26TH ST
006	068680	0080	4/27/04	\$769,000	2370	0	9	2003	3	11100	N	N	11040 NE 26TH PL
006	126620	0327	10/22/03	\$559,000	2730	0	9	2001	3	8556	N	N	1249 112TH AV NE
006	808540	0441	6/26/03	\$853,375	2980	0	9	2003	3	8100	N	N	9826 NE 27TH ST
006	808540	0240	6/28/04	\$855,000	3180	0	9	1993	3	9384	N	N	9836 NE 29TH ST
006	126620	0329	7/8/03	\$675,000	3470	0	9	2001	3	9762	N	N	1241 112TH AV NE
006	068660	0060	3/18/04	\$900,000	3620	0	9	1952	5	46173	N	N	2424 109TH PL NE
006	068500	0055	7/28/03	\$875,000	4260	0	9	2003	3	8998	N	N	10223 NE 23RD ST
006	434000	0070	9/12/03	\$880,000	2580	0	10	1995	3	8064	N	N	1238 108TH AV NE
006	808540	0425	5/12/04	\$874,000	2800	0	10	1993	3	8152	N	N	2722 98TH AV NE
006	434000	0060	10/13/03	\$873,000	3060	0	10	1996	3	7728	N	N	1244 108TH AV NE
006	325050	0025	12/5/03	\$1,042,250	3490	0	10	2003	3	11779	N	N	9845 NE 20TH ST
006	325050	0005	9/22/04	\$1,165,000	3710	0	10	2004	3	11904	N	N	9857 NE 20TH ST
006	292505	9299	9/24/04	\$980,000	4010	0	10	2000	3	10018	N	N	1528 108TH AV NE
006	571000	0060	1/10/03	\$925,000	3010	0	11	1993	3	10080	N	N	9832 NE 15TH ST
006	507840	0160	7/2/04	\$1,350,000	3390	1010	11	2003	3	15500	N	N	1404 100TH AV NE
006	507840	0160	10/9/03	\$1,325,000	3390	1010	11	2003	3	15500	N	N	1404 100TH AV NE
006	507840	0011	8/8/03	\$1,400,000	3570	1490	11	2001	3	13596	N	N	10021 NE 13TH ST
006	068660	0100	9/17/04	\$1,675,000	3580	0	11	1998	3	52707	N	N	2560 109TH PL NE
006	507840	0030	6/17/03	\$1,500,000	3890	1720	11	2002	3	10413	Y	N	10045 NE 13TH ST
006	086200	0005	11/1/03	\$1,451,600	4380	800	11	2001	3	15381	Y	N	1726 99TH AV NE
007	620550	0320	8/3/04	\$389,950	840	450	7	1951	5	13937	N	N	2635 123RD AV SE
007	620550	0460	8/3/04	\$303,000	890	0	7	1950	4	8829	N	N	2601 121ST AV SE

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	620550	0460	12/11/03	\$282,000	890	0	7	1950	4	8829	N	N	2601 121ST AV SE
007	255200	0110	3/23/04	\$275,000	940	590	7	1962	4	8220	N	N	2658 146TH AV SE
007	620610	0030	7/17/03	\$260,000	980	0	7	1953	5	10960	N	N	12310 SE 23RD ST
007	507670	0035	8/24/04	\$270,000	1010	0	7	1961	4	8000	N	N	12614 SE 29TH ST
007	507670	0150	2/19/03	\$268,000	1010	750	7	1961	4	8535	N	N	2811 126TH AV SE
007	330400	0170	7/19/04	\$310,000	1020	550	7	1987	3	1700	N	N	360 122ND PL NE
007	051450	0045	8/1/03	\$224,950	1040	0	7	1967	4	7500	N	N	2408 137TH AV SE
007	620550	0510	11/26/04	\$328,000	1060	900	7	1952	5	13335	N	N	12121 SE 26TH ST
007	042405	9121	5/6/04	\$285,000	1070	0	7	1954	3	11325	N	N	1825 RICHARDS RD
007	618920	0250	5/27/04	\$384,000	1080	540	7	1981	3	14400	N	N	2522 124TH PL NE
007	177650	0100	11/6/03	\$250,000	1090	0	7	1963	3	15580	N	N	605 124TH AV NE
007	358490	0020	7/24/03	\$325,000	1100	680	7	1967	4	9896	N	N	12976 SE 23RD ST
007	358490	0010	5/19/04	\$320,000	1100	680	7	1967	3	12764	N	N	12982 SE 23RD ST
007	954160	0476	8/12/03	\$270,000	1100	0	7	1964	4	10455	N	N	1703 128TH AV SE
007	620610	0035	9/24/03	\$275,512	1110	0	7	1954	4	10960	N	N	12318 SE 23RD ST
007	620550	0210	9/30/03	\$342,000	1130	940	7	1950	4	12960	N	N	2506 123RD AV SE
007	332505	9112	2/13/04	\$340,000	1140	320	7	1947	5	8712	N	N	618 124TH AV NE
007	507670	0130	6/2/03	\$355,000	1140	1120	7	1962	5	11010	N	N	12421 SE 28TH PL
007	326010	0080	11/3/04	\$368,000	1160	700	7	1969	3	6500	N	N	12608 SE 4TH PL
007	618920	0270	9/21/04	\$519,500	1170	570	7	1981	3	15000	Y	N	2412 124TH PL NE
007	620610	0025	12/29/03	\$276,000	1170	0	7	1953	4	10960	N	N	12302 SE 23RD ST
007	020100	0600	11/9/04	\$372,000	1180	460	7	1967	4	9520	N	N	2907 130TH AV NE
007	154680	0015	5/5/04	\$384,000	1200	670	7	1966	5	10752	N	N	2425 127TH AV NE
007	154680	0055	8/7/03	\$316,000	1200	670	7	1966	4	9752	N	N	2635 127TH AV NE
007	507670	0060	8/17/04	\$366,000	1200	0	7	1959	4	13870	N	N	2726 127TH PL SE
007	951200	0150	1/13/03	\$276,285	1200	620	7	1966	4	10419	N	N	12647 SE 27TH ST
007	326000	0610	5/20/03	\$309,500	1210	1210	7	1963	4	7245	N	N	443 129TH AV SE
007	085290	0010	8/2/04	\$275,000	1220	520	7	1977	4	10354	N	N	507 123RD AV NE
007	620550	0240	11/8/04	\$390,000	1240	990	7	1951	4	14925	N	N	2524 123RD AV SE
007	169360	0020	7/29/03	\$280,000	1250	735	7	1967	4	8054	N	N	12455 SE 29TH ST
007	326010	0040	4/7/04	\$375,000	1250	460	7	1963	4	5750	N	N	12640 SE 4TH PL

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	358490	0160	2/13/03	\$280,000	1260	620	7	1967	3	7182	N	N	12929 SE 23RD ST
007	051450	0155	5/13/03	\$240,000	1270	0	7	1956	4	7200	N	N	2446 138TH AV SE
007	883890	0135	3/17/04	\$299,000	1280	0	7	1985	3	12210	N	N	1826 145TH PL SE
007	051450	0125	4/6/03	\$247,000	1290	0	7	1956	5	7200	N	N	2404 138TH AV SE
007	956030	0040	4/13/04	\$370,000	1300	1300	7	1959	4	9520	N	N	2558 128TH AV SE
007	020100	0690	8/8/03	\$348,500	1310	0	7	1966	4	11520	N	N	12927 NE 29TH ST
007	326000	0630	2/5/04	\$342,000	1320	1290	7	1963	4	8400	N	N	12815 SE 4TH PL
007	332505	9166	3/12/03	\$320,000	1320	1260	7	1967	4	15200	N	N	12252 NE 5TH ST
007	530710	0280	9/5/03	\$282,000	1320	500	7	1960	4	8316	N	N	12804 SE 29TH ST
007	051450	0115	7/20/04	\$304,000	1350	0	7	1956	3	7500	N	N	2411 138TH AV SE
007	326010	0320	2/6/04	\$330,000	1350	380	7	1977	4	7416	N	N	12511 SE 4TH PL
007	530710	0190	4/29/03	\$294,000	1350	410	7	1961	4	8773	N	N	2918 129TH AV SE
007	530710	0260	5/10/04	\$317,000	1350	410	7	1960	3	7920	N	N	2810 128TH AV SE
007	042405	9067	7/10/03	\$272,200	1370	460	7	1959	4	19602	N	N	1805 132ND PL SE
007	530710	0120	9/20/04	\$390,000	1370	380	7	1962	4	9655	N	N	12919 SE 29TH PL
007	051450	0085	1/29/04	\$329,000	1380	0	7	1956	3	8300	N	N	2455 138TH AV SE
007	154660	0365	9/12/03	\$315,000	1380	810	7	1968	4	11368	N	N	3101 127TH AV NE
007	954160	0430	9/30/03	\$385,000	1400	280	7	1956	3	13750	N	N	1812 127TH AV SE
007	620550	0161	6/19/03	\$342,388	1420	930	7	1952	4	12019	N	N	2540 122ND AV SE
007	020100	0450	8/2/04	\$459,000	1430	0	7	1967	4	6804	N	N	12917 NE 31ST ST
007	951200	0130	3/11/03	\$290,500	1430	0	7	1961	4	10190	N	N	12639 SE 27TH ST
007	507670	0040	11/14/03	\$299,950	1440	0	7	1961	5	9216	N	N	12604 SE 29TH ST
007	721571	0270	3/12/04	\$231,000	1440	270	7	1996	3	1500	N	N	2723 124TH AV SE
007	956070	0030	6/24/04	\$493,950	1440	880	7	1958	4	11631	N	N	12612 SE 26TH PL
007	326000	0480	1/23/03	\$260,000	1450	0	7	1966	4	7245	N	N	612 128TH AV SE
007	956030	0050	4/1/04	\$385,000	1470	1140	7	1958	5	9660	N	N	2604 128TH AV SE
007	956030	0045	9/23/03	\$333,000	1470	350	7	1959	4	10276	N	N	2566 128TH AV SE
007	956070	0055	8/11/04	\$389,000	1480	1480	7	1960	4	9877	N	N	12627 SE 26TH PL
007	956070	0055	2/19/03	\$320,000	1480	1480	7	1960	4	9877	N	N	12627 SE 26TH PL
007	332505	9206	11/17/04	\$413,500	1500	670	7	1978	4	16117	N	N	732 NE 128TH ST
007	620550	0280	7/26/04	\$292,850	1500	0	7	1951	4	18400	N	N	2628 123RD AV SE

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	620750	0045	1/7/03	\$337,000	1510	1510	7	1958	4	9926	N	N	2504 127TH AV SE
007	956050	0035	6/23/03	\$299,500	1530	0	7	1959	4	12000	N	N	2616 129TH AV SE
007	326000	0580	9/22/03	\$374,450	1550	1550	7	1963	4	7245	N	N	519 129TH AV SE
007	956050	0165	5/13/04	\$375,000	1570	0	7	1968	4	10125	N	N	2329 129TH AV SE
007	956070	0010	7/22/04	\$360,000	1580	0	7	1958	4	11680	N	N	12644 SE 26TH PL
007	278500	0300	4/19/03	\$424,500	1600	1570	7	1960	4	11815	N	N	28 129TH AV SE
007	956050	0015	1/28/03	\$315,000	1600	0	7	1959	5	8820	N	N	2623 129TH AV SE
007	954160	0190	10/8/04	\$402,000	1620	0	7	1956	5	7875	N	N	1731 126TH AV SE
007	956050	0125	6/16/04	\$425,000	1620	140	7	1968	5	10272	N	N	12815 SE 25TH PL
007	620610	0115	5/6/04	\$451,000	1630	720	7	1953	4	10800	N	N	12331 SE 23RD PL
007	721571	0210	2/13/04	\$358,500	1630	230	7	1996	3	2118	N	N	2735 124TH AV SE
007	721571	0020	5/3/03	\$365,000	1630	480	7	1996	3	2847	N	N	2761 124TH AV SE
007	954160	0110	3/3/04	\$342,000	1630	0	7	1958	5	8400	N	N	1736 125TH AV SE
007	530710	0080	12/14/04	\$450,000	1670	0	7	1961	4	13297	N	N	2919 129TH AV SE
007	051450	0130	9/9/04	\$296,000	1720	0	7	1990	3	7200	N	N	2410 138TH AV SE
007	954200	0305	9/22/03	\$365,000	1750	0	7	1960	4	15293	N	N	1412 123RD AV SE
007	954220	0300	4/26/04	\$499,000	1750	1750	7	1962	4	10350	Y	N	12144 SE 17TH PL
007	342505	9053	12/31/03	\$396,000	1830	0	7	1952	5	18295	N	N	503 140TH AV SE
007	410000	0060	7/17/03	\$370,000	1860	0	7	1961	4	11880	N	N	12446 SE 26TH PL
007	358490	0220	2/26/03	\$285,000	1870	0	7	1967	4	9800	N	N	12971 SE 23RD ST
007	020100	0580	7/9/03	\$419,000	1900	0	7	1967	4	10266	N	N	2919 130TH AV NE
007	154660	0450	6/18/03	\$326,000	1920	0	7	1969	4	10416	N	N	12738 NE 30TH ST
007	954160	0200	11/5/03	\$355,000	1930	0	7	1956	5	7875	N	N	1719 126TH AV SE
007	721571	0100	5/6/03	\$349,000	1970	0	7	1996	3	2882	N	N	2745 124TH AV SE
007	721571	0080	1/6/03	\$328,800	1970	0	7	1996	3	3065	N	N	2741 124TH AV SE
007	102405	9057	4/19/04	\$326,000	2000	0	7	1976	4	8712	N	N	14549 SE 26TH ST
007	020100	0380	4/15/04	\$489,500	2150	0	7	1967	5	10400	N	N	12809 NE 32ND ST
007	813470	0110	12/9/04	\$380,000	2350	0	7	1967	4	23477	N	N	14415 SE 26TH ST
007	951200	0100	3/8/04	\$475,000	2350	0	7	1962	4	12244	N	N	12615 SE 27TH ST
007	954200	0300	4/23/04	\$424,750	2350	0	7	1960	4	20150	N	N	1404 123RD AV SE
007	954200	0275	12/3/04	\$348,000	920	1500	8	1968	4	18470	N	N	1206 123RD AV SE

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	430520	0220	7/20/04	\$335,000	1160	290	8	1986	3	7218	N	N	1730 140TH LN SE
007	954260	0060	3/11/03	\$302,500	1170	1080	8	1962	4	7290	Y	N	1418 127TH AV SE
007	332505	9150	12/1/04	\$625,000	1220	1220	8	1969	4	11325	N	N	12655 NE 6TH ST
007	954260	0110	7/6/03	\$412,000	1220	1130	8	1962	4	11250	Y	N	1520 127TH AV SE
007	953890	0170	5/28/03	\$335,000	1240	130	8	1986	4	12000	N	N	13519 SE 24TH ST
007	278510	0050	4/28/03	\$355,500	1260	1210	8	1962	4	9760	N	N	402 128TH AV SE
007	620610	0165	8/16/04	\$373,500	1280	820	8	1953	4	16000	N	N	2306 127TH AV SE
007	883890	0003	1/28/04	\$287,000	1280	690	8	1960	4	11550	N	N	1838 140TH PL SE
007	326010	0100	8/19/04	\$396,000	1300	580	8	1968	4	4400	N	N	12522 SE 4TH PL
007	781122	0130	11/8/04	\$500,000	1300	1320	8	1999	3	19000	N	N	13604 SE 18TH ST
007	781121	0040	1/9/04	\$327,450	1310	670	8	1971	4	10238	N	N	2206 138TH AV SE
007	931650	0050	7/29/03	\$295,950	1310	0	8	1982	3	8625	N	N	2105 120TH PL SE
007	071000	0220	6/14/04	\$448,000	1320	1250	8	1969	5	9760	N	N	12411 NE 4TH PL
007	620610	0150	8/21/03	\$360,000	1330	260	8	1958	4	16000	N	N	2342 127TH AV SE
007	071000	0060	2/25/04	\$410,950	1340	800	8	1974	4	10250	N	N	12408 NE 4TH PL
007	781120	0110	5/11/04	\$339,950	1340	520	8	1968	4	8424	N	N	13709 SE 23RD ST
007	954200	0100	2/24/04	\$359,000	1340	750	8	1958	4	15092	N	N	12030 SE 11TH ST
007	092405	9237	5/23/03	\$329,500	1350	700	8	1978	4	9116	N	N	12403 SE 29TH ST
007	278500	0200	11/21/03	\$385,000	1370	1320	8	1962	4	7020	N	N	12826 SE 2ND ST
007	282505	9249	9/18/03	\$370,000	1370	220	8	1977	4	10000	N	N	807 132ND AV NE
007	282505	9154	6/7/03	\$365,000	1370	220	8	1977	4	13004	N	N	839 132ND AV NE
007	278500	0060	10/22/04	\$386,000	1390	0	8	1962	4	10000	N	N	104 128TH AV SE
007	154660	0130	4/8/04	\$400,000	1400	600	8	1959	5	10115	N	N	3050 124TH AV NE
007	278500	0100	1/13/03	\$350,000	1430	280	8	1962	4	10000	N	N	136 128TH AV SE
007	781121	0330	3/18/03	\$346,000	1430	0	8	1972	4	11700	N	N	2337 138TH AV NE
007	071000	0190	2/20/03	\$355,000	1440	680	8	1972	4	10560	N	N	12506 NE 3RD PL
007	332505	9111	9/7/04	\$550,000	1440	1150	8	1959	4	11337	N	N	12656 NE 5TH ST
007	154660	0580	9/25/03	\$415,000	1450	1030	8	1974	4	11305	N	N	2901 129TH AV NE
007	620610	0095	8/18/04	\$450,000	1460	900	8	1976	4	10800	N	N	12334 SE 23RD PL
007	954200	0215	7/29/04	\$374,500	1460	1150	8	1959	4	11511	N	N	1006 121ST AV NE
007	278500	0370	6/11/03	\$423,000	1470	1260	8	1962	4	10400	N	N	22 130TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	326020	0160	7/30/03	\$290,000	1480	0	8	1968	4	7344	N	N	12633 SE 7TH PL
007	781100	0130	10/6/04	\$444,000	1480	340	8	1965	4	11659	N	N	2013 139TH PL SE
007	154660	0020	1/31/03	\$387,900	1490	780	8	1973	4	12750	N	N	2909 124TH AV NE
007	154660	0035	6/3/04	\$525,000	1490	700	8	1963	4	10395	N	N	3005 124TH AV NE
007	953620	0070	5/17/04	\$385,000	1490	480	8	1978	4	9110	N	N	2519 128TH AV SE
007	278500	0190	6/10/04	\$398,000	1510	620	8	1963	4	6500	N	N	12818 SE 2ND ST
007	781122	0310	12/17/04	\$371,325	1510	0	8	1984	3	9900	N	N	1810 136TH PL SE
007	781122	0070	6/10/03	\$310,000	1510	0	8	1984	3	11120	N	N	1911 136TH PL SE
007	332500	0020	5/26/04	\$370,000	1530	1530	8	1965	3	11260	N	N	12810 NE 5TH PL
007	115940	0140	5/18/04	\$515,000	1560	280	8	1974	4	17490	N	N	418 129TH PL NE
007	233290	0060	11/6/03	\$410,000	1560	720	8	1977	4	5600	N	N	13001 NE 1ST ST
007	115940	0070	10/17/03	\$540,000	1570	2000	8	1967	4	11760	N	N	610 129TH PL NE
007	233000	0035	4/28/03	\$362,000	1570	0	8	1963	4	10250	N	N	151 129TH AV NE
007	737960	0180	3/9/04	\$329,000	1570	0	8	1962	4	10300	N	N	14226 SE 23RD ST
007	954160	0420	8/20/03	\$389,500	1570	1090	8	1968	4	9375	N	N	1821 128TH AV SE
007	071000	0040	2/26/04	\$445,000	1580	820	8	1970	4	9545	N	N	12502 NE 4TH PL
007	953890	0050	3/20/03	\$349,500	1580	440	8	1981	3	11280	N	N	2214 135TH PL SE
007	618920	0285	8/24/04	\$361,000	1600	0	8	1984	3	11800	N	N	12420 NE 24TH ST
007	618920	0285	1/14/03	\$317,000	1600	0	8	1984	3	11800	N	N	12420 NE 24TH ST
007	954220	0030	12/16/03	\$510,000	1600	1600	8	1962	4	7344	Y	N	12029 SE 20TH ST
007	154660	0330	12/31/03	\$475,000	1610	870	8	1972	4	12202	N	N	3096 125TH AV NE
007	342505	9068	10/30/03	\$450,000	1610	230	8	1978	4	25124	N	N	13636 SE 7TH ST
007	154681	0010	6/19/03	\$496,000	1620	810	8	1977	3	10400	N	N	2435 130TH AV NE
007	233040	0065	7/30/03	\$350,000	1620	350	8	1971	4	14490	N	N	240 129TH AV NE
007	954200	0010	12/23/03	\$383,500	1620	0	8	1958	5	11450	Y	N	1601 123RD AV SE
007	954210	0075	4/22/03	\$467,500	1620	1470	8	1959	4	19876	N	N	12105 SE 23RD ST
007	430520	0020	7/17/03	\$390,000	1630	0	8	1984	3	7073	N	N	14035 SE 18TH PL
007	042405	9100	9/20/04	\$537,000	1650	1370	8	1965	4	24750	Y	N	2318 121ST AV SE
007	954210	0085	8/5/04	\$607,500	1650	1150	8	1965	4	14874	N	N	12113 SE 23RD ST
007	954250	0090	11/25/03	\$325,000	1650	1090	8	1960	4	12000	N	N	12534 SE 16TH ST
007	154681	0030	7/25/03	\$430,000	1670	550	8	1977	4	12500	N	N	2421 130TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	781120	0280	7/29/04	\$440,000	1690	1690	8	1968	4	8468	N	N	2233 SE 137TH PL
007	954200	0310	8/4/03	\$412,000	1690	1400	8	1959	4	15293	N	N	1418 123RD AV SE
007	247230	0025	5/5/04	\$396,000	1730	0	8	1967	4	11280	N	N	335 131ST AV NE
007	725400	0040	5/12/04	\$419,000	1730	0	8	2001	3	2726	N	N	13142 SE 26TH ST
007	725400	0080	8/27/04	\$405,000	1730	0	8	2001	3	2811	N	N	13102 SE 26TH ST
007	933280	0050	4/4/03	\$375,000	1730	450	8	1973	4	10400	N	N	12814 NE 28TH ST
007	278500	0290	7/29/04	\$387,600	1740	0	8	1959	4	10500	N	N	103 129TH AV SE
007	737960	0200	8/3/04	\$349,950	1740	0	8	1962	4	10300	N	N	14229 SE 23RD ST
007	954220	0150	4/1/03	\$469,950	1740	1740	8	1961	4	10625	Y	N	1807 121ST AV SE
007	618920	0050	7/28/03	\$345,000	1760	0	8	1957	3	10350	N	N	12501 NE 28TH ST
007	954220	0610	5/18/04	\$480,700	1780	0	8	1962	3	11130	N	N	12106 SE 20TH PL
007	252470	0100	10/6/03	\$480,789	1790	1000	8	1976	4	17850	N	N	13609 SE 3RD PL
007	332505	9104	8/20/03	\$512,500	1790	850	8	1958	5	11325	N	N	12626 NE 5TH ST
007	954220	0120	6/28/04	\$532,500	1790	700	8	1964	5	15200	N	N	1831 121ST AV SE
007	954270	0050	10/10/03	\$396,000	1790	670	8	1984	3	14369	N	N	2535 130TH AV SE
007	954270	0030	5/29/03	\$420,000	1800	650	8	1985	3	19364	N	N	12934 SE 26TH ST
007	939990	0020	5/18/04	\$379,500	1810	0	8	1987	3	10786	N	N	496 123RD PL NE
007	618920	0195	2/23/04	\$420,000	1820	0	8	1956	4	10800	N	N	12513 NE 25TH ST
007	954160	0290	8/11/03	\$369,500	1840	700	8	1958	4	10058	N	N	1916 126TH AV SE
007	756000	0290	2/12/03	\$314,990	1850	0	8	2000	3	2508	N	N	2489 132ND AV SE
007	425950	0090	3/20/03	\$550,000	1870	1630	8	2003	3	16440	N	N	12632 NE 2ND ST
007	618920	0350	7/19/04	\$468,500	1880	0	8	1956	4	11997	N	N	2640 126TH AV NE
007	770200	0070	4/10/03	\$418,000	1880	0	8	1963	4	11098	N	N	13025 NE 10TH ST
007	071000	0090	4/16/03	\$330,000	1920	0	8	1972	4	9711	N	N	315 124TH PL NE
007	725400	0090	4/21/04	\$442,250	1930	170	8	2001	3	2250	N	N	13100 SE 26TH ST
007	247210	0110	8/25/03	\$358,000	1940	0	8	1962	4	12000	N	N	521 131ST AV NE
007	342505	9099	5/27/04	\$458,000	1950	150	8	1955	5	21208	N	N	13959 SE 2ND ST
007	954230	0150	5/28/03	\$355,000	1960	1300	8	1966	4	12884	N	N	1303 121ST AV SE
007	756000	0130	5/4/04	\$424,950	1970	470	8	2000	3	2542	N	N	2405 132ND AV SE
007	756000	0240	12/15/03	\$379,000	1970	0	8	2000	3	3472	N	N	2449 132ND AV SE
007	756000	0260	10/31/03	\$369,950	1970	0	8	2000	3	3502	N	N	2465 132ND AV SE

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	756000	0170	10/22/03	\$391,000	1970	470	8	2000	3	2407	N	N	2415 132ND AV SE
007	954200	0250	12/15/04	\$490,000	1970	720	8	1959	4	10350	N	N	1020 122ND AV SE
007	954270	0060	1/12/04	\$364,000	1970	0	8	1984	4	11130	N	N	2515 130TH AV SE
007	342505	9241	8/6/03	\$420,000	1980	0	8	1990	3	20409	N	N	13875 SE 2ND ST
007	154680	0025	8/17/04	\$499,950	2020	660	8	1959	4	10752	N	N	2439 127TH AV NE
007	177650	0080	5/10/04	\$429,000	2040	0	8	1957	5	16014	N	N	706 123RD AV NE
007	154660	0145	7/7/03	\$389,000	2050	0	8	1972	4	10710	N	N	3024 124TH AV NE
007	954220	0090	1/20/03	\$430,000	2050	1540	8	1969	4	28000	N	N	1849 121ST AV SE
007	342505	9029	6/24/03	\$375,000	2060	0	8	1986	3	18295	N	N	219 140TH AV SE
007	781122	0420	4/15/04	\$450,000	2070	0	8	1986	3	12000	N	N	13705 SE 17TH ST
007	865350	0055	3/18/04	\$470,000	2090	0	8	1952	5	25700	N	N	13805 SE 1ST ST
007	326020	0070	12/3/03	\$367,500	2110	0	8	1966	4	6700	N	N	12634 SE 7TH PL
007	154660	0210	3/26/03	\$430,000	2120	0	8	1959	4	9520	N	N	12501 NE 30TH ST
007	620550	0290	5/6/03	\$339,950	2130	270	8	1950	5	17550	N	N	2700 123RD AV SE
007	342505	9137	10/8/03	\$326,000	2140	0	8	1955	4	19639	N	N	215 140TH AV NE
007	781122	0100	7/14/04	\$438,000	2140	1250	8	1986	3	11120	N	N	1809 136TH PL SE
007	618920	0330	9/15/04	\$563,500	2170	0	8	1957	4	14896	N	N	2806 126TH AV NE
007	115300	0090	2/20/03	\$367,500	2210	0	8	1968	3	13110	N	N	13020 NE 3RD ST
007	326000	0250	11/25/03	\$400,000	2230	0	8	1965	4	6305	N	N	12918 SE 6TH PL
007	781122	0040	10/27/03	\$340,300	2240	0	8	1987	3	12100	N	N	13611 SE 20TH ST
007	883890	0162	4/29/03	\$330,000	2240	0	8	1978	4	9890	N	N	2190 144TH AV SE
007	342505	9126	2/6/03	\$475,000	2640	0	8	1987	3	30056	N	N	13634 SE 5TH ST
007	342505	9055	7/9/03	\$559,000	2670	0	8	1982	3	20050	N	N	13811 SE 5TH ST
007	154660	0185	3/1/04	\$575,000	2760	0	8	1958	4	10710	N	N	12510 NE 29TH ST
007	342505	9054	3/12/03	\$485,000	2760	0	8	1942	5	21470	N	N	13818 SE 7TH ST
007	933280	0280	11/10/04	\$580,000	2780	0	8	1966	4	10400	N	N	12903 NE 26TH PL
007	115940	0190	6/25/04	\$600,000	3100	0	8	1964	4	12150	N	N	621 129TH PL NE
007	954160	0310	10/21/04	\$507,500	1470	2090	9	1986	3	8800	Y	N	1828 126TH AV SE
007	954210	0025	2/10/04	\$411,100	1490	700	9	1962	4	9682	N	N	2046 121ST AV SE
007	954220	0650	8/22/03	\$460,000	1530	1390	9	1968	4	11880	N	N	1826 121ST AV SE
007	954285	0470	7/3/03	\$375,000	1580	740	9	1978	4	10000	N	N	1807 129TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	954230	0390	8/26/03	\$425,000	1610	1530	9	1968	4	9963	N	N	12131 SE 14TH ST
007	233040	0045	4/18/03	\$375,000	1700	860	9	1976	4	12441	N	N	202 129TH AV NE
007	954230	0720	7/21/03	\$450,000	1710	720	9	1969	4	9000	N	N	12101 SE 16TH PL
007	781100	0100	6/24/04	\$427,500	1790	700	9	1966	4	9685	N	N	13923 SE 22ND ST
007	954285	0360	4/26/04	\$500,000	1800	1040	9	1977	3	10560	N	N	2006 130TH AV SE
007	954200	0015	5/12/04	\$460,000	1810	0	9	1958	4	11251	N	N	1519 123RD AV SE
007	954250	0040	4/23/03	\$440,500	1810	1230	9	1962	5	12650	N	N	1409 127TH AV SE
007	954220	0760	6/2/03	\$394,000	1830	0	9	1973	4	10080	Y	N	12127 SE 19TH ST
007	233040	0050	5/20/03	\$370,750	1840	500	9	1977	4	13706	N	N	212 129TH AV NE
007	233270	0020	4/12/04	\$499,000	1840	0	9	1964	4	10920	N	N	210 131ST AV NE
007	954220	0770	8/24/04	\$485,000	1840	860	9	1962	4	10010	Y	N	1905 122ND AV SE
007	954220	0630	12/2/04	\$460,000	1870	630	9	1969	5	9575	N	N	1842 121ST AV SE
007	954220	0630	9/22/03	\$439,000	1870	630	9	1969	5	9575	N	N	1842 121ST AV SE
007	042405	9132	6/10/03	\$515,000	1920	1260	9	1998	3	14685	N	N	1855 132ND AV SE
007	042405	9101	7/15/04	\$435,000	1940	620	9	1979	4	11900	N	N	13107 SE 21ST PL
007	883890	0032	7/1/03	\$594,000	1940	0	9	1954	5	55756	N	N	14223 SE 21ST ST
007	954210	0045	4/4/03	\$425,000	1940	0	9	1960	4	12750	N	N	2043 121ST AV SE
007	954285	0280	6/23/03	\$498,000	1950	400	9	1977	5	9204	N	N	2126 130TH PL SE
007	342505	9138	6/24/03	\$560,000	1980	0	9	1963	4	43560	N	N	221 140TH AV NE
007	342505	9148	10/9/03	\$782,500	1980	760	9	1958	5	63162	N	N	13945 SE 7TH ST
007	756950	0140	7/21/04	\$460,000	2020	470	9	1999	3	2601	N	N	2373 132ND AV SE
007	756950	0060	10/3/03	\$430,000	2020	470	9	1999	3	2374	N	N	2379 132ND AV SE
007	756950	0190	5/4/04	\$445,000	2020	470	9	1999	3	2755	N	N	2393 132ND AV SE
007	756950	0160	3/6/03	\$403,000	2020	470	9	1999	3	2255	N	N	2381 132ND AV SE
007	756950	0020	12/22/03	\$417,500	2020	470	9	1999	3	2755	N	N	2395 132ND AV SE
007	919550	0060	4/23/04	\$575,000	2050	950	9	1988	3	10247	N	N	12289 NE 3RD PL
007	233270	0009	4/7/04	\$480,000	2070	0	9	1964	4	11480	N	N	224 131ST AV NE
007	954180	0180	12/16/03	\$457,500	2070	0	9	1957	5	11400	Y	N	1821 123RD AV SE
007	954240	0065	4/7/03	\$449,900	2100	0	9	1959	4	9680	N	N	12504 SE 16TH ST
007	954220	0260	12/3/04	\$525,000	2170	0	9	1963	5	8190	Y	N	12114 SE 17TH PL
007	756950	0120	9/22/03	\$470,000	2200	720	9	1999	3	3460	N	N	2365 132ND AV SE

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	760580	0070	2/17/04	\$533,000	2200	0	9	1999	3	5958	N	N	13502 NE 12TH PL
007	760580	0060	10/1/04	\$530,000	2200	0	9	1999	3	5795	N	N	13472 NE 12TH PL
007	954240	0010	7/18/03	\$419,950	2220	0	9	1959	5	11041	N	N	1615 125TH AV SE
007	954250	0070	7/6/04	\$539,950	2230	0	9	1961	5	11205	N	N	12514 SE 16TH ST
007	883890	0179	2/18/03	\$435,000	2360	0	9	1990	3	23021	N	N	2196 144TH AV SE
007	954260	0010	8/17/04	\$415,000	2380	0	9	1982	3	6468	Y	N	12520 SE 14TH ST
007	856140	0130	6/16/03	\$534,000	2390	0	9	1960	5	10260	N	N	921 130TH AV NE
007	447190	0100	2/17/04	\$840,000	2550	1380	9	2000	3	11138	N	N	14150 SE 24TH ST
007	856150	0110	12/5/03	\$394,000	2580	0	9	1964	4	10500	N	N	916 129TH AV NE
007	856140	0060	11/5/03	\$475,000	2770	0	9	1960	5	10276	N	N	910 130TH AV NE
007	946800	0020	11/3/03	\$532,000	2810	0	9	1998	3	8727	N	N	2553 134TH AV SE
007	447190	0060	6/6/03	\$640,000	2860	0	9	2001	3	6680	N	N	2380 140TH WY SE
007	447190	0080	5/11/04	\$550,000	2860	0	9	2001	3	7182	N	N	2308 140TH WY SE
007	883890	0177	5/24/04	\$545,000	2900	0	9	1991	3	10190	N	N	2198 144TH AV SE
007	020100	0210	7/14/03	\$500,000	3070	170	9	2002	3	10243	N	N	3121 127TH AV NE
007	154660	0300	5/20/04	\$740,000	3090	0	9	2004	3	12891	N	N	3015 126TH AV NE
007	154660	0305	3/29/04	\$719,950	3090	0	9	2004	3	13740	N	N	3035 126TH AV NE
007	332505	9102	3/17/03	\$635,000	3090	0	9	2001	3	10018	N	N	602 128TH AV NE
007	154660	0270	8/12/04	\$755,000	3170	0	9	2003	3	11186	N	N	3050 125TH AV NE
007	954250	0130	8/10/04	\$515,000	3180	0	9	1960	5	12150	N	N	12525 SE 15TH ST
007	954285	0010	7/22/04	\$448,000	3220	0	9	1979	4	9600	N	N	12801 SE 22ND PL
007	154660	0275	1/20/04	\$789,950	3230	0	9	2003	3	11305	N	N	3042 125TH AV NE
007	193800	0110	5/22/03	\$690,000	3270	0	9	1991	3	13087	N	N	12429 SE 25TH PL
007	447190	0050	8/1/03	\$738,535	3270	760	9	2002	3	7101	N	N	2398 140TH WY SE
007	933280	0010	6/2/03	\$525,000	3270	0	9	1965	4	10400	N	N	12926 NE 28TH ST
007	332505	9099	1/31/03	\$621,000	3290	0	9	2001	3	10018	N	N	610 128TH AV NE
007	332505	9215	3/6/03	\$710,806	3460	0	9	2002	3	10534	N	N	608 128TH AV NE
007	332505	9215	4/9/04	\$776,100	3460	0	9	2002	3	10534	N	N	608 128TH AV NE
007	332505	9053	6/10/03	\$701,000	3460	0	9	2002	3	10541	N	N	612 128TH AV NE
007	332505	9216	9/30/03	\$675,000	3460	0	9	2002	3	10203	N	N	618 128TH AV NE
007	342505	9282	8/26/03	\$766,500	3510	0	9	2003	3	15529	N	N	457 140TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	342505	9076	8/1/03	\$499,950	2410	590	10	1952	3	24004	N	N	13644 MAIN ST
007	439765	0200	6/17/04	\$554,900	2620	0	10	2000	3	5884	N	N	1817 145TH PL SE
007	439765	0140	11/8/04	\$529,000	2620	0	10	2000	3	5138	N	N	1801 145TH PL SE
007	439765	0150	8/26/04	\$580,000	2780	0	10	2000	3	4709	N	N	1807 145TH PL SE
007	439765	0030	8/11/04	\$569,000	2780	0	10	2000	3	5306	N	N	1877 145TH PL SE
007	439765	0080	4/15/04	\$524,000	2780	0	10	1999	3	5002	N	N	1841 145TH PL SE
007	108875	0100	1/2/04	\$575,600	2840	0	10	1994	3	10965	N	N	2378 127TH AV NE
007	439765	0070	3/26/04	\$555,000	3260	0	10	1999	3	6184	N	N	1853 145TH PL SE
007	108875	0030	4/2/03	\$613,180	3340	0	10	1994	3	9900	Y	N	2351 127TH AV NE
007	067210	0059	5/9/03	\$659,000	3350	0	10	1995	3	13663	N	N	13211 NE 10TH PL
007	108875	0060	4/21/03	\$650,000	3420	860	10	1993	3	12840	Y	N	2314 127TH AV NE
007	108875	0040	2/5/03	\$630,000	3460	0	10	1996	3	10259	Y	N	2335 127TH AV NE
007	207770	0082	7/25/03	\$632,000	3480	0	10	2001	3	20249	N	N	13859 SE 10TH ST
007	342505	9089	10/28/03	\$1,500,000	3492	0	10	1998	5	43560	N	N	445 140TH AV NE
007	067210	0066	2/13/03	\$920,000	3930	1070	10	2002	3	13533	N	N	1041 134TH AV NE
007	342505	9251	11/4/03	\$740,000	3200	0	11	1999	3	19610	N	N	13996 NE 1ST PL
007	067210	0067	6/6/03	\$1,023,368	3740	1190	11	2003	3	14552	N	N	1033 134TH AV NE
007	212505	9194	1/2/03	\$1,100,000	4000	720	11	2002	3	9075	Y	N	12918 NE 24TH ST
007	212505	9195	10/6/03	\$1,180,000	4490	0	11	2002	3	9084	N	N	12894 NE 24TH ST
007	342505	9236	4/14/04	\$845,000	3150	0	12	1995	3	22057	N	N	461 140TH AV NE
007	342505	9239	12/10/03	\$885,000	3580	0	12	1990	3	25065	N	N	13560 MAIN ST
010	234430	0135	9/22/03	\$386,000	750	0	5	1928	4	6246	N	N	10617 SE 30TH ST
010	316960	0030	7/15/03	\$285,000	1100	480	6	1947	4	7000	N	N	1314 104TH AV SE
010	386040	0155	10/6/04	\$550,000	1220	0	6	1948	4	20000	N	N	10433 SE 22ND ST
010	245000	0050	11/3/04	\$375,000	1480	0	6	1952	3	12170	N	N	3221 110TH AV SE
010	259170	0030	6/11/03	\$299,500	900	520	7	1952	4	8240	N	N	1133 107TH AV SE
010	668450	0040	8/26/04	\$350,936	940	0	7	1952	4	6375	N	N	1416 105TH AV SE
010	071100	0110	6/1/04	\$345,000	970	0	7	1948	4	9576	N	N	10444 SE 20TH ST
010	573960	2500	9/24/04	\$340,000	970	410	7	1950	3	6000	N	N	831 108TH AV SE
010	221300	0035	6/20/03	\$268,500	990	0	7	1952	3	10956	N	N	10450 SE 13TH ST
010	071100	0020	8/15/03	\$369,000	1000	0	7	1951	3	9570	N	N	10425 SE 20TH ST

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	231140	0105	11/8/04	\$361,900	1000	0	7	1951	4	11036	N	N	1658 105TH AV SE
010	052405	9121	1/27/04	\$305,000	1010	230	7	1949	3	15061	N	N	1419 108TH AV SE
010	082405	9241	8/20/03	\$290,000	1040	0	7	1960	3	8712	N	N	10612 SE 25TH ST
010	234430	0211	10/24/03	\$556,000	1040	0	7	1949	4	9030	N	N	3266 106TH AV SE
010	234430	0130	7/1/03	\$370,000	1060	0	7	1928	5	14000	N	N	10605 SE 30TH ST
010	052405	9220	4/17/03	\$387,900	1110	610	7	1957	4	10086	N	N	10627 SE 18TH ST
010	732490	0080	10/17/03	\$349,000	1110	700	7	1982	3	10400	N	N	1936 109TH AV SE
010	064400	0105	4/26/04	\$370,000	1120	800	7	1957	4	10313	N	N	2522 108TH AV SE
010	052405	9148	1/22/04	\$383,676	1130	0	7	1945	5	9583	N	N	1415 108TH AV SE
010	064400	0085	4/8/03	\$400,000	1140	790	7	1951	4	11550	N	N	10926 SE 24TH PL
010	221300	0015	9/9/04	\$300,000	1140	0	7	1950	4	7700	N	N	10422 SE 13TH ST
010	245050	0251	10/27/04	\$259,000	1150	0	7	1952	3	9466	N	N	3012 108TH AV SE
010	814630	0155	2/4/03	\$307,500	1160	0	7	1959	4	8523	N	N	250 110TH PL SE
010	231140	0015	7/19/04	\$419,250	1200	1060	7	1951	5	9450	N	N	1644 104TH AV SE
010	245100	0045	5/21/04	\$353,000	1210	0	7	1951	5	7065	Y	N	11062 SE 30TH ST
010	573960	2315	3/8/04	\$375,000	1220	0	7	1963	3	8000	N	N	1028 107TH AV SE
010	573960	2360	8/29/04	\$340,000	1220	0	7	1958	4	6500	N	N	1031 108TH AV SE
010	573960	2360	4/25/03	\$280,000	1220	0	7	1958	4	6500	N	N	1031 108TH AV SE
010	814610	0610	10/22/04	\$365,000	1220	0	7	1954	4	8573	N	N	11030 SE 2ND ST
010	339440	0015	3/5/04	\$335,000	1230	0	7	1959	4	10800	N	N	11026 SE 31ST ST
010	814610	0690	8/10/04	\$349,750	1230	0	7	1954	3	9484	N	N	11039 SE 2ND ST
010	814630	0030	9/23/04	\$350,000	1250	670	7	1959	4	9033	N	N	248 111TH AV SE
010	814630	0010	12/11/03	\$295,000	1250	600	7	1959	4	8680	N	N	220 111TH AV SE
010	700010	0700	11/1/04	\$430,000	1260	0	7	1982	3	19000	N	N	3241 113TH AV SE
010	068540	0055	7/14/04	\$405,000	1270	0	7	1955	4	9800	N	N	11025 SE 27TH PL
010	071100	0010	10/22/03	\$365,000	1280	0	7	1993	3	9568	N	N	10411 SE 20TH ST
010	052405	9180	6/23/03	\$291,000	1300	850	7	1952	5	12632	N	N	1134 BELLEVUE WY SE
010	064400	0215	10/25/04	\$420,000	1300	0	7	1950	4	11550	N	N	10925 SE 24TH PL
010	082405	9004	6/17/04	\$432,500	1310	0	7	1954	4	9800	N	N	11009 SE 27TH PL
010	700010	0770	4/26/04	\$285,000	1310	600	7	1950	3	17180	N	N	3018 113TH AV SE
010	814610	0640	7/19/04	\$299,950	1310	0	7	1953	3	9700	N	N	11126 SE 1ST PL

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	814630	0170	8/21/03	\$299,950	1320	0	7	1959	3	8518	N	N	320 110TH PL SE
010	052405	9199	10/6/03	\$395,000	1330	1330	7	1953	4	13270	N	N	2312 104TH AV SE
010	052405	9199	3/3/03	\$385,000	1330	1330	7	1953	4	13270	N	N	2312 104TH AV SE
010	064400	0170	8/26/04	\$400,000	1330	0	7	1953	4	10500	N	N	10913 SE 25TH ST
010	052405	9167	11/8/04	\$609,000	1340	850	7	1988	3	18295	N	N	2202 108TH AV SE
010	231140	0160	5/15/03	\$311,500	1350	0	7	1951	4	8100	N	N	1611 106TH AV SE
010	245000	0275	8/25/03	\$315,000	1350	0	7	1959	4	8113	Y	N	3230 108TH AV SE
010	062760	0040	3/14/04	\$380,000	1380	0	7	1955	4	8160	N	N	11024 SE 30TH PL
010	082405	9180	3/10/04	\$425,000	1390	0	7	1953	3	10454	N	N	10421 SE 25TH ST
010	573960	1625	11/19/03	\$300,000	1390	0	7	1954	4	11376	N	N	1020 BELLEVUE WY SE
010	231140	0115	9/25/03	\$327,000	1400	0	7	1951	4	8237	N	N	1646 105TH AV SE
010	052405	9102	4/2/04	\$335,000	1410	0	7	1946	5	19166	N	N	10806 SE 16TH ST
010	732490	0072	10/28/03	\$357,000	1410	400	7	1958	4	11250	N	N	2106 109TH AV SE
010	052405	9124	5/12/03	\$350,000	1450	0	7	1949	4	17424	N	N	1209 108TH AV SE
010	814630	0195	11/11/03	\$335,000	1480	0	7	1958	4	8398	N	N	243 111TH AV SE
010	386090	0051	9/24/03	\$475,000	1540	460	7	1950	3	14916	N	N	10425 SE 19TH ST
010	242570	0042	3/5/04	\$640,000	1580	800	7	1954	3	14971	N	N	1228 109TH AV SE
010	156160	0060	1/8/04	\$450,000	1590	0	7	1957	3	13785	N	N	10455 SE 24TH PL
010	672970	0015	9/15/03	\$315,000	1600	0	7	1952	4	7950	N	N	118 110TH PL SE
010	105620	0070	11/22/04	\$450,000	1620	1190	7	1956	4	10657	N	N	11045 SE 28TH PL
010	242510	0040	4/21/04	\$435,000	1620	1400	7	1958	4	12975	N	N	1624 109TH AV SE
010	231140	0071	11/22/04	\$410,000	1720	0	7	1951	4	9615	N	N	1625 105TH AV SE
010	052405	9107	3/24/04	\$432,000	1740	0	7	1946	5	20037	N	N	1426 108TH AV SE
010	234430	0136	3/29/04	\$486,900	1780	0	7	1988	3	5852	N	N	10621 SE 30TH ST
010	386040	0226	6/23/04	\$399,950	1830	0	7	1952	4	9468	N	N	10648 SE 22ND ST
010	245000	0235	5/6/04	\$419,000	1930	0	7	1948	5	10818	N	N	3247 109TH AV SE
010	700010	0690	5/24/04	\$398,000	1940	0	7	1951	5	16500	N	N	3231 113TH AV SE
010	082405	9230	9/26/04	\$495,000	1970	0	7	1958	4	9340	N	N	11020 SE 29TH PL
010	386090	0056	4/8/04	\$475,000	2050	0	7	1951	4	7522	N	N	10411 SE 19TH ST
010	245050	0145	6/15/04	\$580,000	2080	0	7	1995	3	9601	N	N	2810 109TH AV SE
010	082405	9048	3/25/03	\$585,000	2120	0	7	1915	3	13503	N	N	3119 108TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	732490	0068	2/10/04	\$460,000	2180	0	7	1994	3	7634	N	N	2127 109TH AV SE
010	156160	0095	10/6/03	\$590,000	2290	0	7	1955	4	11138	N	N	10441 SE 24TH PL
010	071100	0120	6/3/04	\$630,500	2370	1150	7	1951	3	9580	N	N	10458 SE 20TH ST
010	231140	0040	7/25/03	\$386,000	2440	0	7	1951	5	9450	N	N	1610 104TH AV SE
010	245100	0020	8/1/03	\$550,000	2440	0	7	1995	4	8089	N	N	11030 SE 30TH ST
010	234430	0160	4/14/04	\$841,000	2630	0	7	1930	4	22000	N	N	3111 107TH PL SE
010	064400	0145	6/23/04	\$405,000	1000	0	8	1951	4	9727	N	N	10904 SE 26TH ST
010	321060	0390	10/28/03	\$365,000	1150	1150	8	1967	4	6880	N	N	906 109TH AV SE
010	068200	0225	3/1/04	\$330,000	1260	680	8	1955	3	9782	N	N	408 105TH AV SE
010	814610	0210	10/22/03	\$439,000	1260	250	8	1962	3	21310	N	N	646 108TH AV SE
010	321060	0120	9/22/04	\$380,500	1280	670	8	1961	4	9170	N	N	11018 SE 9TH ST
010	814630	0180	9/20/04	\$455,000	1290	670	8	1958	4	8592	N	N	311 111TH AV SE
010	321070	0350	10/10/03	\$402,000	1300	630	8	1965	3	11475	N	N	1015 110TH AV SE
010	951410	0005	3/5/04	\$439,950	1300	680	8	1954	3	9435	N	N	10515 WOODHAVEN LN
010	068200	0251	4/25/03	\$310,000	1340	670	8	1963	4	9112	Y	N	310 105TH AV SE
010	068200	0020	9/8/04	\$375,000	1340	1340	8	1955	4	8978	N	N	231 105TH AV SE
010	321070	0240	4/15/04	\$419,500	1340	1050	8	1963	4	5500	N	N	11021 SE 10TH ST
010	814610	0295	5/28/03	\$325,000	1340	720	8	1961	3	8220	N	N	401 109TH AV SE
010	814610	0075	11/17/04	\$418,400	1340	960	8	1955	4	7500	N	N	123 109TH AV SE
010	064420	0010	7/8/04	\$463,000	1350	0	8	1959	3	11107	N	N	11015 SE 26TH ST
010	321070	0230	4/16/04	\$427,680	1360	1210	8	1963	4	9360	N	N	11013 SE 10TH ST
010	814610	0225	5/19/04	\$462,500	1400	760	8	1969	5	11952	N	N	635 109TH AV SE
010	065000	0085	4/24/03	\$269,900	1420	0	8	1951	4	9112	N	N	10613 SE 4TH ST
010	814610	0130	6/25/03	\$320,000	1420	730	8	1978	3	7800	N	N	218 108TH AV SE
010	321070	0120	5/8/04	\$346,000	1440	0	8	1966	4	10850	N	N	1028 111TH AV SE
010	234430	0231	6/1/04	\$585,000	1460	410	8	1977	4	9514	N	N	3222 107TH AV SE
010	321070	0370	4/21/03	\$425,000	1480	770	8	1966	3	7300	N	N	10926 SE 10TH PL
010	666400	0110	12/15/03	\$525,000	1480	1420	8	1976	3	16416	N	N	10935 SE 23RD ST
010	052405	9275	4/8/04	\$405,000	1490	900	8	1974	4	15489	N	N	1815 107TH AV SE
010	321060	0250	8/4/04	\$355,000	1500	0	8	1959	4	8400	N	N	11025 SE 9TH ST
010	814610	0330	8/24/04	\$334,000	1530	0	8	1955	5	7500	N	N	215 109TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	105620	0020	6/3/03	\$418,225	1560	0	8	1955	4	8484	N	N	11014 SE 28TH PL
010	814610	0180	9/24/04	\$459,950	1590	1150	8	1976	5	16646	N	N	606 108TH AV SE
010	052405	9255	8/29/03	\$379,000	1610	400	8	1965	4	13939	N	N	929 109TH AV SE
010	814610	0340	12/3/04	\$401,000	1610	240	8	1955	5	9031	N	N	10905 SE 1ST ST
010	062760	0005	12/26/03	\$384,000	1720	730	8	1968	4	8797	N	N	2815 112TH AV SE
010	951410	0010	4/14/03	\$360,000	1720	0	8	1954	3	10260	N	N	10523 WOODHAVEN LN
010	814610	0735	3/13/03	\$334,500	1730	0	8	1955	3	8344	N	N	256 110TH AV SE
010	814610	0145	7/17/03	\$385,000	1740	1000	8	1977	3	9079	N	N	306 108TH AV SE
010	064400	0120	3/17/04	\$455,000	1750	0	8	1951	5	14352	N	N	2515 109TH AV SE
010	234430	0207	4/1/04	\$625,000	1770	550	8	1969	4	12100	N	N	3256 106TH AV SE
010	321060	0350	5/26/04	\$565,000	1880	810	8	1969	4	10010	N	N	1002 109TH AV SE
010	245000	0195	7/29/04	\$564,000	1890	0	8	1951	3	12150	N	N	3129 109TH AV SE
010	339440	0040	7/30/04	\$525,000	1910	0	8	1954	4	9754	N	N	11005 SE 31ST ST
010	732490	0095	8/5/03	\$415,000	1950	480	8	1997	3	7346	N	N	1997 BELLEVUE WY SE
010	231140	0140	10/14/03	\$495,000	2020	0	8	2003	3	8237	N	N	1616 105TH AV SE
010	732490	0090	9/15/04	\$429,500	2140	0	8	1994	3	11786	N	N	2113 BELLEVUE WY SE
010	064421	0080	6/24/04	\$529,000	2150	0	8	1975	3	11200	N	N	11007 SE 24TH PL
010	064421	0120	10/28/04	\$610,000	2210	0	8	1978	3	13633	Y	N	11022 SE 24TH PL
010	321060	0180	2/27/04	\$341,500	2300	0	8	1962	4	12150	N	N	807 111TH PL SE
010	245050	0135	7/8/03	\$665,000	2390	0	8	1954	5	12170	N	N	2830 109TH AV SE
010	082405	9163	4/12/04	\$535,000	2490	0	8	1951	4	12196	N	N	3013 108TH AV SE
010	052405	9236	8/13/03	\$825,000	2550	0	8	1996	3	16117	N	N	2230 108TH AV SE
010	386040	0061	8/8/03	\$539,000	2070	0	9	1999	3	7200	N	N	10659 SE 23RD ST
010	386040	0063	4/18/03	\$485,000	2070	0	9	1999	3	9416	N	N	10665 SE 23RD ST
010	234430	0225	6/10/04	\$525,000	2100	0	9	1977	4	27676	N	N	3139 108TH AV SE
010	732490	0060	7/9/04	\$670,000	2400	0	9	2001	3	11110	N	N	1925 109TH AV SE
010	052405	9314	6/18/04	\$703,000	2480	1020	9	2003	3	10031	N	N	1425 108TH AV SE
010	156160	0030	9/24/03	\$758,000	2540	0	9	2001	3	8782	N	N	10422 SE 24TH PL
010	082405	9289	3/2/04	\$640,680	2580	0	9	1981	3	19301	Y	N	3242 110TH AV SE
010	071100	0040	8/22/03	\$739,000	2900	880	9	2003	3	9579	N	N	10603 SE 20TH ST
010	245000	0210	7/29/04	\$794,890	2920	600	9	2004	3	8113	N	N	3211 109TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	231140	0190	7/30/03	\$736,500	3000	0	9	2001	3	8100	N	N	1647 106TH AV SE
010	082405	9246	9/10/03	\$725,000	3080	0	9	2002	3	12400	N	N	3222 110TH AV SE
010	231140	0150	6/30/04	\$849,950	3120	0	9	2003	3	9603	N	N	1604 105TH AV SE
010	052405	9315	12/10/03	\$697,000	3190	0	9	2003	3	10500	N	N	2324 108TH AV SE
010	221300	0060	4/28/04	\$690,250	3260	0	9	2003	3	9620	N	N	10427 SE 13TH ST
010	339410	0010	6/25/03	\$593,000	3260	0	9	1993	3	10818	N	N	3151 112TH AV SE
010	082405	9123	2/11/04	\$731,174	3330	0	9	2003	3	10537	N	N	2340 108TH AV SE
010	052405	9056	5/10/04	\$715,000	3410	0	9	2003	3	10451	N	N	2312 108TH AV SE
010	052405	9316	3/23/04	\$720,000	3450	0	9	2003	3	10500	N	N	2332 108TH AV SE
010	071100	0050	4/8/04	\$813,450	3460	0	9	2003	3	9583	N	N	10619 SE 20TH ST
010	245050	0301	3/15/04	\$690,000	2440	0	10	2003	3	8114	N	N	10801 SE 28TH ST
010	386090	0003	9/11/03	\$655,000	2570	0	10	2000	3	6251	N	N	1915 107TH AV SE
010	386090	0003	3/3/04	\$632,000	2570	0	10	2000	3	6251	N	N	1915 107TH AV SE
010	339410	0090	8/29/03	\$615,000	2590	0	10	1989	3	11601	N	N	3264 111TH AV SE
010	064400	0175	3/9/04	\$890,000	3010	0	10	2001	3	10500	N	N	10919 SE 25TH ST
010	339410	0190	8/21/03	\$642,000	3010	0	10	1988	3	10050	N	N	3215 111TH AV SE
010	052405	9175	8/19/04	\$1,035,000	3610	0	10	2001	3	10890	N	N	2205 109TH AV SE
010	064400	0195	7/9/03	\$820,000	3850	0	10	2003	3	12514	N	N	10906 SE 25TH ST
010	064400	0040	4/29/03	\$841,500	3950	0	10	2003	3	10912	N	N	10816 SE 25TH PL
010	245100	0080	8/16/04	\$950,000	3810	0	11	2004	3	8885	N	N	11021 SE 30TH ST

Improved Sales Removed from this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	024900	0045	10/6/03	\$250,000	DIAGNOSTIC OUTLIER
006	024900	0115	5/19/03	\$309,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	024900	0220	3/17/04	\$256,500	QUESTIONABLE PER APPRAISAL
006	024900	0230	4/20/04	\$365,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	025000	0025	3/3/03	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	025000	0185	4/23/03	\$105,000	%COMPL DORRatio
006	025000	0250	7/15/03	\$266,750	%COMPL DORRatio
006	025000	0325	4/1/03	\$297,500	DIAGNOSTIC OUTLIER
006	025000	0350	7/21/04	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	066300	0010	8/4/03	\$480,000	OBSOL
006	068500	0055	3/11/03	\$783,143	IMP CHARACTERISTIC CHANGED SINCE SALE
006	068500	0145	4/9/03	\$315,000	ESTATE ADMINISTRATOR
006	068500	0200	4/15/03	\$490,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	068690	0020	6/10/03	\$425,000	%COMPL
006	068690	0050	10/6/04	\$649,950	QUESTIONABLE PER APPRAISAL
006	138910	0010	4/5/04	\$246,391	QUIT CLAIM DEED;
006	202505	9037	9/25/03	\$230,000	RELOCATION SALE TO SERVICE
006	202505	9111	1/7/03	\$405,000	DORRatio
006	202505	9131	3/17/03	\$146,018	RELATED PARTY, FRIEND, OR NEIGHBOR
006	202505	9134	7/17/03	\$360,000	DIAGNOSTIC OUTLIER
006	202620	0055	4/30/04	\$700,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	238700	0010	12/1/04	\$368,346	DIAGNOSTIC OUTLIER
006	238700	0100	5/3/04	\$405,000	RELOCATION - SALE BY SERVICE
006	238700	0100	4/8/04	\$405,000	RELOCATION - SALE TO SERVICE
006	292505	9253	1/30/03	\$735,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	325050	0005	10/8/03	\$375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	325050	0055	8/30/04	\$1,306,960	%COMPL ActivePermitBeforeSale>25K
006	325050	0055	10/28/03	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	325050	0106	11/30/03	\$600,000	QUESTIONABLE PER APPRAISAL
006	339150	0055	6/9/03	\$315,600	ACTIVE-PERMIT-BEFORE-SALE>25K
006	339150	0140	7/25/03	\$195,000	QUIT CLAIM DEED
006	434880	0015	11/3/03	\$186,000	QUESTIONABLE PER APPRAISAL DORRatio
006	507840	0030	7/20/04	\$1,562,500	RELOCATION - SALE BY SERVICE
006	507840	0030	7/20/04	\$1,562,500	RELOCATION - SALE TO SERVICE
006	507840	0145	6/14/04	\$42,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	507840	0145	6/14/04	\$382,500	PARTIAL INTEREST (103, 102, Etc.); STATEMENT TO DOR
006	507840	0170	8/28/03	\$505,200	%COMPL
006	507840	0170	3/24/03	\$440,000	%COMPL DORRatio
006	634400	0035	4/23/03	\$121,000	QUIT CLAIM DEED
006	634400	0140	4/15/03	\$479,000	OBSOL
006	664290	0060	5/17/04	\$924,667	DIAGNOSTIC OUTLIER
006	808600	0006	9/5/03	\$455,000	EXEMPT FROM EXCISE TAX
006	808600	0180	7/6/03	\$569,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR I
006	953310	0080	7/1/04	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	953310	0110	7/20/04	\$390,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	953310	0180	5/10/03	\$282,000	DIAGNOSTIC OUTLIER
006	953360	0145	5/16/03	\$338,000	DIAGNOSTIC OUTLIER
007	020100	0690	12/29/03	\$138,907	QUIT CLAIM DEED DORRatio
007	042405	9087	7/23/03	\$343,000	OBSOL
007	067210	0045	8/4/03	\$275,000	DIAGNOSTIC OUTLIER
007	085290	0040	4/30/03	\$273,000	NON-REPRESENTATIVE SALE
007	108875	0030	4/5/04	\$214,613	RELATED PARTY, FRIEND, OR NEIGHBOR
007	154660	0185	8/14/03	\$475,000	RELOCATION - SALE BY SERVICE
007	154660	0185	7/22/03	\$475,000	RELOCATION - SALE TO SERVICE
007	154660	0245	9/29/03	\$430,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	154660	0295	8/2/04	\$712,950	PREIMP<=10K
007	154660	0560	9/17/04	\$435,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	177650	0055	2/14/03	\$579,200	DIAGNOSTIC OUTLIER
007	247140	0025	6/4/04	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	278500	0520	2/12/03	\$88,000	QUIT CLAIM
007	278500	0520	2/11/03	\$88,000	QUIT CLAIM DEED DORRatio
007	278510	0100	10/14/03	\$309,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	326010	0010	12/11/03	\$10,400	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
007	326010	0010	2/3/04	\$59,100	QUIT CLAIM DEED
007	326010	0380	7/30/03	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	332500	0060	3/19/04	\$77,000	QUIT CLAIM DEED DORRatio
007	332500	0120	3/25/04	\$148,797	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
007	332505	9030	1/16/03	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	332505	9118	1/17/03	\$295,000	OBSOL
007	332505	9150	6/11/03	\$558,000	IMP CHARACTERISTIC CHANGED SINCE SALE
007	332505	9218	6/23/03	\$172,500	%COMPL DORRatio
007	342505	9051	5/21/04	\$575,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	342505	9114	5/19/04	\$592,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	342505	9114	5/19/04	\$592,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	342505	9215	3/5/03	\$450,000	RELOCATION - SALE BY SERVICE
007	342505	9215	3/5/03	\$450,000	RELOCATION - SALE TO SERVICE
007	342505	9222	8/19/03	\$1,150,000	DIAGNOSTIC OUTLIER
007	342505	9252	11/20/03	\$925,000	UNFINAREA
007	439765	0160	5/21/04	\$606,750	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	610740	0010	4/22/04	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	618920	0100	8/26/03	\$322,125	DIAGNOSTIC OUTLIER
007	618920	0270	1/27/04	\$370,000	QUIT CLAIM DEED
007	620550	0410	11/4/03	\$260,000	DIAGNOSTIC OUTLIER
007	620610	0050	2/10/04	\$425,850	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	620610	0060	4/23/03	\$305,200	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	737960	0010	7/28/03	\$295,950	DIAGNOSTIC OUTLIER
007	756000	0310	8/23/04	\$420,000	DIAGNOSTIC OUTLIER
007	781121	0140	6/23/03	\$400,000	UNFINAREA
007	813470	0040	11/14/03	\$445,000	GOVERNMENT AGENCY
007	813470	0070	7/29/03	\$413,244	GOVERNMENT AGENCY

Improved Sales Removed from this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	813470	0160	5/27/04	\$490,000	GOVERNMENT AGENCY
007	856140	0090	8/23/04	\$564,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	883890	0016	12/18/03	\$390,000	ACTIVE-PERMIT-BEFORE-SALE>25K
007	933290	0030	5/27/03	\$507,000	RELOCATION - SALE BY SERVICE
007	933290	0030	5/20/03	\$507,000	RELOCATION - SALE TO SERVICE
007	933290	0100	12/15/03	\$418,000	RELOCATION - SALE BY SERVICE
007	933290	0100	12/10/03	\$418,000	RELOCATION - SALE TO SERVICE
007	954160	0165	7/15/03	\$370,000	RELOCATION - SALE BY SERVICE
007	954160	0165	7/15/03	\$370,000	RELOCATION - SALE TO SERVICE
007	954180	0130	8/1/03	\$472,500	OBSOL
007	954180	0166	10/1/04	\$525,000	DIAGNOSTIC OUTLIER
007	954200	0080	10/4/04	\$314,487	QUIT CLAIM DEED;
007	954200	0165	12/10/03	\$729,000	OBSOL
007	954285	0470	7/3/03	\$29,925	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
007	956050	0030	11/9/04	\$98,665	QUIT CLAIM DEED
010	052405	9027	10/10/03	\$419,000	OBSOL
010	052405	9108	4/1/04	\$405,000	DIAGNOSTIC OUTLIER
010	052405	9141	11/10/04	\$708,000	%COMPL
010	052405	9141	9/17/03	\$300,800	TEAR DOWN %Compl
010	052405	9208	3/14/03	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	064400	0005	12/9/03	\$844,954	%COMPL
010	065000	0060	8/14/03	\$216,000	DIAGNOSTIC OUTLIER
010	071100	0140	7/7/03	\$842,500	RELOCATION - SALE BY SERVICE
010	071100	0140	4/25/03	\$842,500	RELOCATION - SALE TO SERVICE
010	082405	9042	6/15/04	\$550,000	PREIMP<=10K
010	156160	0100	10/20/03	\$680,000	FULL SALES PRICE NOT REPORTED
010	221300	0010	6/1/04	\$270,000	DIAGNOSTIC OUTLIER
010	231140	0060	1/26/04	\$309,275	RELATED PARTY, FRIEND, OR NEIGHBOR
010	234430	0200	10/2/04	\$769,880	%COMPL
010	245000	0210	5/6/03	\$315,000	DORRatio
010	245000	0285	9/14/04	\$743,221	%COMPL
010	245000	0285	11/5/03	\$302,000	%COMPL
010	245050	0115	6/16/03	\$390,000	OBSOL
010	245050	0115	11/19/04	\$247,500	OBSOL
010	245050	0270	2/25/04	\$405,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	316960	0015	2/25/03	\$262,500	1031 TRADE PrevImp<=10K
010	321070	0370	4/21/03	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	339410	0230	7/26/04	\$648,000	UNFINAREA
010	386090	0020	10/8/03	\$370,000	%COMPL
010	386090	0111	10/14/03	\$411,000	OBSOL
010	668450	0030	3/26/03	\$293,000	OBSOL
010	668450	0050	4/2/03	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	677970	0025	9/29/03	\$412,000	%COMPL
010	700010	0691	10/27/03	\$525,000	%COMP;
010	814610	0105	7/31/03	\$470,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	814610	0230	3/5/03	\$332,650	RELOCATION - SALE BY SERVICE
010	814610	0230	3/5/03	\$332,650	RELOCATION - SALE TO SERVICE
010	814610	0305	8/1/03	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	814610	0510	8/29/03	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Vacant Sales Used in this Annual Update Analysis
Area 92

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
6	808600	0090	12/29/2003	\$499,950	11057	N	N
6	796390	0180	3/3/2004	\$217,500	20475	N	N
6	796390	0180	3/3/2004	\$217,500	20475	N	N
7	883890	0017	11/15/2004	\$480,000	7762	N	N
7	154660	0355	5/25/2004	\$300,000	14794	N	N
7	154660	0355	5/25/2004	\$300,000	14794	N	N
10	064400	0005	3/12/2003	\$270,000	11275	N	N
10	221300	0060	6/20/2003	\$255,000	9620	N	N
10	052405	9056	4/4/2003	\$270,000	10451	N	N
10	052405	9078	8/4/2004	\$510,000	23958	N	N
10	052405	9314	1/30/2003	\$230,000	10031	N	N
10	052405	9315	5/6/2003	\$270,000	10500	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 92

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	068680	0080	4/29/2003	\$163,000	IMPACTED LAND
6	202505	9112	3/3/2004	\$75,000	PLOTTAGE
7	332505	9176	2/26/2004	\$100,000	NO MARKET EXPOSURE
7	332505	9176	2/26/2004	\$100,000	NO MARKET EXPOSURE
10	242570	0044	3/18/2003	\$735,000	IMPROVED SALE
10	700010	0693	10/7/2004	\$825,000	QUESTIONAL PER APPRASIAL
10	573960	1530	2/24/2003	\$90,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
10	052405	9092	1/15/2003	\$925,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr